

## Contact us

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## Email Us

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## Website

[www.plymouthhomes.co.uk](http://www.plymouthhomes.co.uk)

## Opening Hours

**Monday - Friday**

**9.15am—5.30pm**

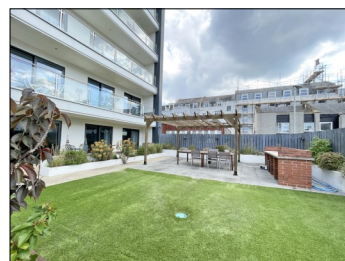
**Saturday**

**9.00am—4.00pm**

(Central Plymouth Office Only)

**Our Property Reference:**

**28/E/25 5725**



## Floor Plans...



## Further Information...

Every effort has been made to ensure these details are correct. However, in certain instances we have needed to rely on third parties and websites so cannot guarantee all information is either accurate or current. We strongly advise all interested parties to independently verify any information before a decision is made to purchase. We can recommend local solicitors, mortgage advisors, surveyors and removal companies if required. It is your decision whether you choose to deal with them. Should you decide to use them you should know that we may receive a referral fee of between £30—£100 from them for recommending you to them. These particulars are issued in good faith and do not constitute representations of fact or form part of any contract of offer. We cannot confirm that services are connected. Appliances have not been tested. Neither Plymouth Homes Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Any floor plans are representation floor plans for visual purposes only. Please note that the size and position of objects such as doors and windows have not been measured and are not to scale. Plymouth Homes can not be held responsible for inferences that may be drawn from these.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
WWW.EPC4U.COM		

# PLYMOUTH HOMES ESTATE AGENTS



**5<sup>th</sup> FLOOR APARTMENT**  
**BEAUTIFULLY PRESENTED**  
**ALLOCATED PARKING SPACE**  
**FULL LENGTH, SOUTH FACING**  
**BALCONY**  
**FAR REACHING VIEWS**  
**TWO BEDROOMS**

**Flat 63, 'Peirson House', 175 Notte Street,  
The Hoe, Plymouth, PL1 2BT**

*We feel you may buy this property because...*  
'Of the beautiful accommodation on offer aswell as its close proximity to the City Centre and The Hoe.'

**£300,000**

[www.plymouthhomes.co.uk](http://www.plymouthhomes.co.uk)



Number of Bedrooms

Two Bedrooms

Property Construction

Traditional Construction

Heating System

Gas Central Heating

Water Meter

Yes

Parking

Allocated Parking

Outside Space

Communal Garden

Council Tax Band

C

Council Tax Cost 2025/2026

Full Cost: £2,067.04

Single Person: £1,550.28

Stamp Duty Liability

First Time Buyer: Nil

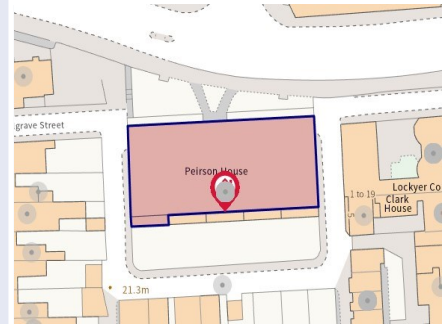
Main Residence: £5,000

Second Home or Investment

Property: £20,000

Please be aware that there is a 2% surcharge (of the purchase price) on the above rates for non-UK residents.

Title Plan Guideline



Introducing...

Plymouth Homes are delighted to present to the market this most beautifully presented 5<sup>th</sup> floor apartment situated in the popular “Peirson House”. The apartment has been well maintained and in brief comprises entrance hall, two double bedrooms with the master bedroom benefitting from an en-suite shower room, bathroom and lounge/dining/kitchen area. There is a full length, south facing balcony offering stunning and far reaching views. Further benefits include double glazing, central heating. The property has an allocated parking space in the gated, underground parking area. Plymouth Homes would strongly recommend an internal inspection of this beautiful apartment to appreciate everything it has to offer.

The Accommodation Comprises...

ENTRANCE

Entry is via a secure communal main entrance with two separate lifts and a staircase providing access to all the floors. There is a private door opening into flat 63 into the entrance hall.

FIFTH FLOOR

ENTRANCE HALL

With access to a storage cupboard and also separate utility cupboard.

KITCHEN/DINING ROOM/LIVING ROOM

8.77m (28'9") x 3.34m (10'11")

A good size open plan living space fitted with a matching range of base and eye level units with worktop space over with underlighting, 1+1/2 bowl sink unit with single drainer and mixer tap, integrated larder fridge/freezer, integrated dishwasher, fitted eye level oven, fitted four ring electric hob, built in microwave, radiator, breakfast bar, sliding doors providing access to the balcony.

BEDROOM 1

3.21m (10'6") x 2.93m (9'7")

A lovely sized double bedroom with window to side, built in wardrobes, radiator, recessed ceiling spotlights, sliding doors providing access to the balcony.



EN-SUITE SHOWER ROOM

Fitted with a three-piece suite comprising pedestal wash hand basin, low level WC, recessed shower cubicle with fitted shower above, wall mounted mirror, tiled splashbacks, shaver point, towel rail.

BEDROOM 2

4.49m (14'9") x 2.78m (9'2")

A second double bedroom with fitted wardrobes, radiator, recessed ceiling spotlights, sliding doors proving access to the balcony.

BATHROOM

2.19m (7'2") x 1.50m (4'11")

Fitted with a three piece suite comprising bath with overhead shower, shower screen, pedestal wash hand basin, low-level WC, tiled splashbacks, tiled flooring, recessed ceiling spotlights.

UTILITY CUPBOARD

A useful utility cupboard housing the domestic boiler serving the heating system and hot water, plumbing for washing machine.

OUTSIDE

The property has access to level and south facing communal gardens which are located at the rear of the building.



PARKING

We have been advised that the property has access to a numbered and private allocated parking space in the gated and secure under ground parking area.

LEASE DETAILS

The term of the lease for this property is 250 years from 2021. This information was gathered from the information held by the Land Registry. We have been advised by the seller that the ground rent is £200 per annum. We have also been verbally informed by the seller, at the time of listing the property, that their maintenance payments are approximately £1,950 per annum. This will be verified by the purchasers legal advisor during the conveyancing process.

We recommend that potential purchasers inform their mortgage company and legal advisor of the lease term and ground rent prior to commencing a purchase.