



Flat 9, 22 Elliot Street, The Hoe, Plymouth, PL1 2BA



# Price £400,000

Lang Town & Country are delighted to present this beautifully maintained, three double-bedroom first-floor apartment, set within the former Astor Hotel on the historic Plymouth Hoe. This sought-after location is ideal for those seeking vibrant city living, with a wealth of amenities right on the doorstep, including the Theatre Royal, Drake Circus shopping centre, and the charming Barbican, renowned for its selection of restaurants and cafés.

Converted to an exceptional standard in 2016, the building has been meticulously maintained, and the current owners have upheld the apartment to an equally impressive level. The accommodation begins with a tiled entrance leading into a well-kept communal hallway, with both stair and lift access to all floors.

Situated on the first floor, the apartment benefits from a convenient communal landing area. Upon entering, you are welcomed into a striking dual-aspect living room featuring an impressive 11-foot ceiling, creating a wonderfully bright and spacious atmosphere. Engineered wooden flooring runs throughout the living and kitchen areas, complemented by angled views of Plymouth Sound from the double-glazed bay and side windows.

The living space flows seamlessly into a generous, dual-aspect kitchen and dining area, fitted with a comprehensive range of contemporary base and wall units, along with sleek work surfaces. Integrated appliances include a Bosch double oven and hob, Bosch microwave, Bosch dishwasher, and a wine fridge—perfect for modern living and entertaining.

An inner hallway leads to the bedroom accommodation, featuring continued wooden flooring, dual aspect windows, and access to both a utility cupboard and a boiler cupboard.

The impressive principal bedroom is dual aspect and enjoys direct access to a stylish en-suite bathroom, as well as double-glazed French doors opening onto a spacious south-facing roof terrace with contemporary glass balustrading. The en-suite is beautifully appointed, offering a freestanding bath, separate shower enclosure, wash hand basin with storage, WC, and stylish tiled finishes.

The two additional bedrooms are both well-proportioned doubles with double-glazed windows. The family bathroom is equally well presented, featuring a bath with shower over and screen, wash hand basin with storage, WC, and modern tiled and mirrored walls.

Further benefits include an allocated parking space.

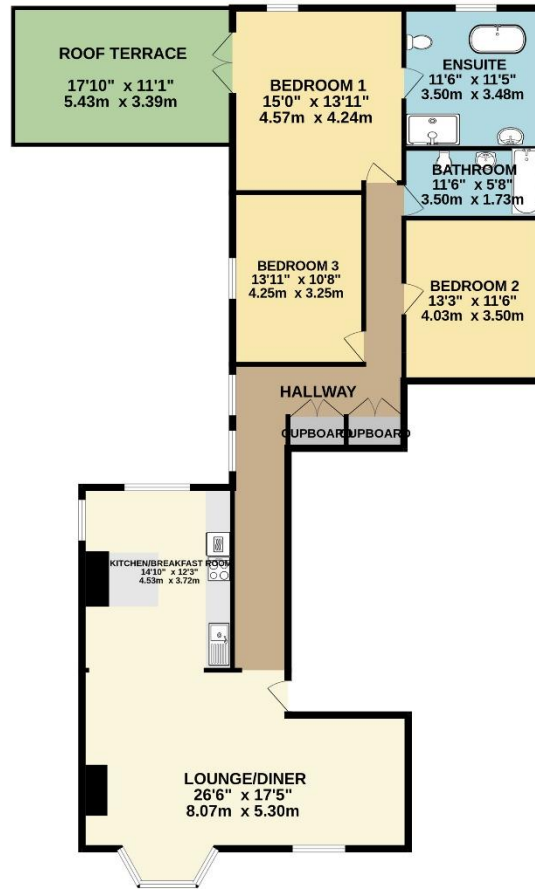
We understand the apartment is held on Lease with 977 years remaining and subject to a service charge of approximately £3588 per year with an annual ground rent of approximately £350, but this is subject to periodic review. The above information is provided in good faith although we would recommend that prospective purchasers consult their own solicitor for formal verification.

To view this property call Lang Town & Country Estate Agents on [01752 200909](tel:01752200909).

[www.langtownandcountry.com](http://www.langtownandcountry.com)



FIRST FLOOR  
1459 sq.ft. (135.6 sq.m.) approx.



TOTAL FLOOR AREA : 1459 sq.ft. (135.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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