

First Floor Flat, 19 St. James Place West, The Hoe, Plymouth, Devon, PL1 3AT

LANG TOWN & COUNTRY SALES





Guide Price £150,000

This superb and beautifully presented first-floor flat presents an exceptional and increasingly rare opportunity to acquire a property finished to an exacting standard, further enhanced by the significant benefit of a 1/3rd share of the freehold for the entire building, and the remarkable advantage of currently having no monthly maintenance costs payable, offering considerable savings and control for the fortunate new owner.

Upon entering, you are greeted by a spacious and welcoming entrance hall, setting a positive tone for the rest of this delightful home. Thoughtfully designed with practicality in mind, the hallway incorporates both a convenient laundry cupboard, ideal for neatly housing laundry appliances and essentials, as well as a generously sized separate storage cupboard, providing valuable space to maintain a clutter-free and organized living environment.

The property features a well-proportioned double bedroom, offering a comfortable and tranquil retreat, perfect for restful nights. The modern shower room is stylishly and meticulously appointed with a contemporary double shower cubicle, providing a luxurious and invigorating showering experience.

The true heart of this delightful flat is the bright and airy open-plan lounge/kitchen/diner. This wonderfully versatile space has been cleverly designed to offer a seamless and sociable flow between the relaxing living area, the well-equipped and modern kitchen, and a comfortable dining space. This layout is perfect for both unwinding after a long day and for entertaining friends and family with ease. The kitchen area itself is modern and well-appointed, ready to inspire your culinary creativity and enjoyment.

This property benefits from permit parking, providing residents with convenient and secure parking in the surrounding area. Permits are typically obtained through the local council, ensuring priority parking for those living nearby.

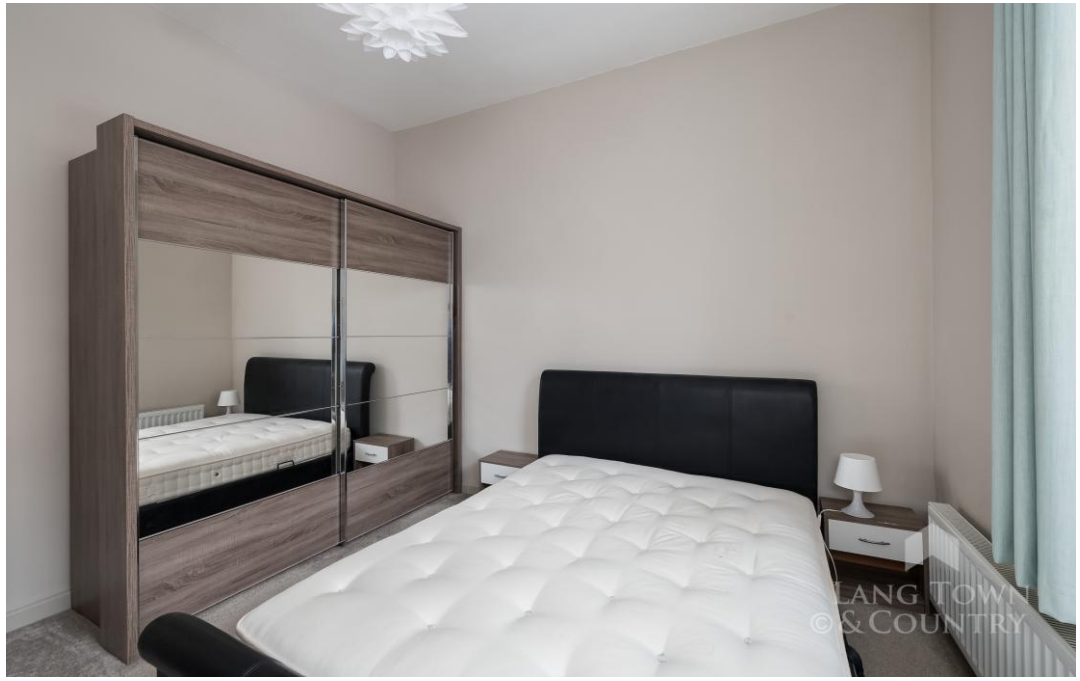
An early viewing is highly recommended.

We understand the apartment is held on a sharing freehold with each flat owning a third share of the lease. The above information is provided in good faith although we would recommend that prospective purchasers consult their own solicitor for formal verification.

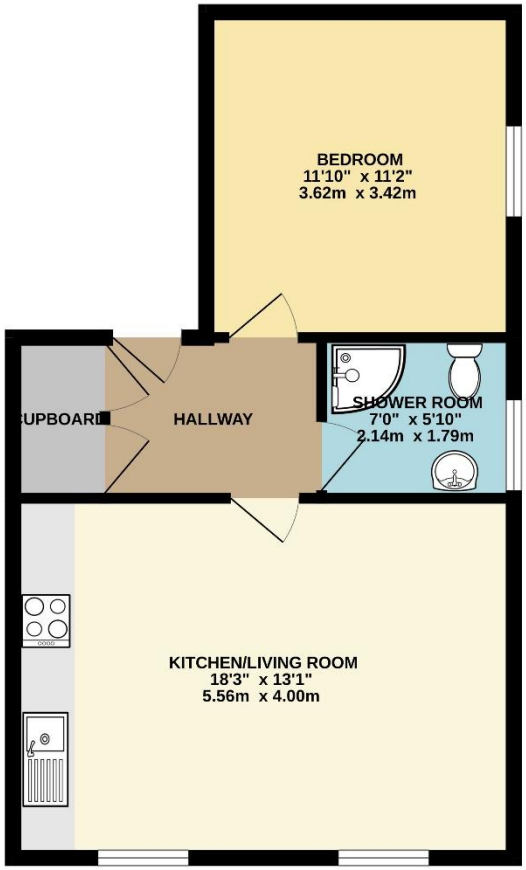
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TOTAL FLOOR AREA : 479 sq.ft. (44.5 sq.m.) approx.

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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