Contact us

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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

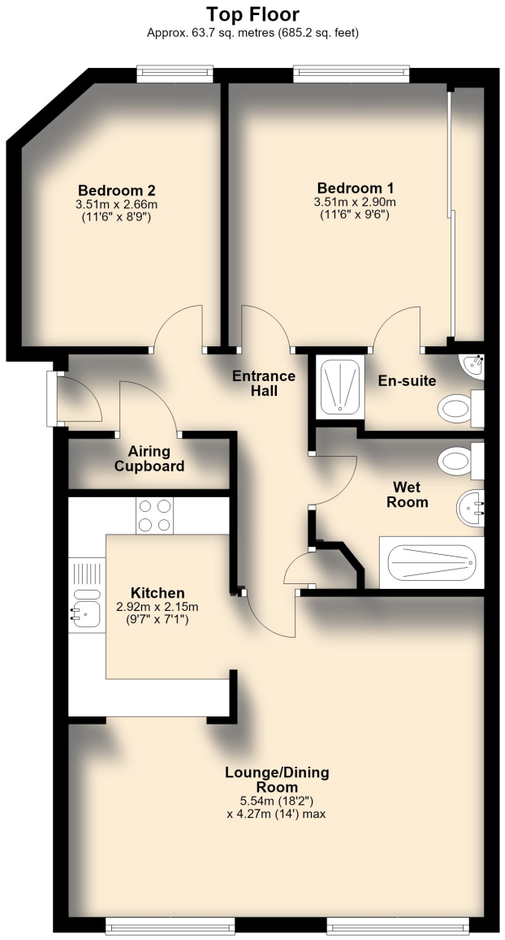
9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference: 18/K/26 6106

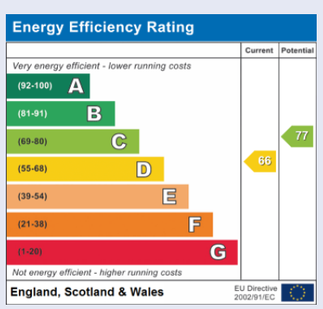


Floor Plans...



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.



PLYMOUTH HOMES ESTATE AGENTS

Draft Details – Not Approved & Subject To Change









WATERSIDE LOCATION

BREATHTAKING VIEWS

TOP FLOOR APARTMENT

TWO BEDROOMS

ALLOCATED PARKING

LOUNGE/DINER

NO ONWARD CHAIN

Flat 42, 8 Grand Parade, The Hoe, Plymouth, PL1 3DF

We feel you may buy this property because…

'Of the sought after and prime waterside location which offers truly breath taking and far-reaching views of Plymouth Sound, Drakes Island and towards Mount Batten and Oreston.'

£260,000

www.plymouthhomes.co.uk

Number of Bedrooms
Two Bedrooms

Property Construction
Cavity Brick Walls

Heating System
Electric Heating

Water Meter
Yes

Parking
Allocated Parking In Gated Car Park

Outside Space
None

Council Tax Band
E

Council Tax Cost 2026/2027
Full Cost: £2,984.48
Single Person: £2,238.36

Stamp Duty Liability
First Time Buyer: Nil
Main Residence: £3,000
Home or Investment Property: £16,000

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

Introducing…

Plymouth Homes are excited to present to the market this well-presented top floor apartment situated on the iconic Grand Parade, part of the prestigious Plymouth Hoe. Being offered to the market with no onward chain, this top floor apartment offers far reaching and breath taking views of Plymouth Sound, Drakes Island aswell as taking in Smeaton's Tower. In brief, the accommodation comprises two bedrooms with the master bedroom benefitting from an en-suite shower room, wet room, kitchen and lounge/dining room. Externally there is an allocated parking space. Further benefits include electric heaters and double glazing. An early inspection of this truly amazing apartment can be highly recommended.

The Accommodation Comprises…

ENTRANCE
Entry is via a secure communal entrance and hallway with stairs and lift service to all floors. A hallway on the ground floor provides access to the rear communal car parking and bin storage area.

FOURTH FLOOR
A private entrance door opens into flat 42 into the entrance hall.

ENTRANCE HALL
With storage cupboard housing hot water tank, additional storage cupboard.

BEDROOM 1
3.51m (11'6") x 2.90m (9'6")
A double sized bedroom with double glazed window to the rear, built in wardrobes with mirrored sliding doors, electric radiator, sliding door, door into en-suite.

EN-SUITE SHOWER ROOM
2.25m (7'4") x 1.02m (3'4") max
Fitted with a three-piece suite comprising shower enclosure with fitted electric shower, low-level WC, pedestal wash hand basin, tiled walls, radiator/towel rail, wall mounted medicine cabinet with mirror.

BEDROOM 2
3.51m (11'6") max x 2.66m (8'9") max
A single bedroom with electric radiator, double glazed window to the rear.








WET ROOM
2.25m (7'4") x 2.01m (6'7")
Wet room comprising a shower area with an electric shower, pedestal wash hand basin, low level WC, partially tiled walls, fitted mirrored wall cabinet.

KITCHEN
2.92m (9'7") x 2.15m (7'1")
Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, integrated fridge/freezer, integrated slimline dishwasher, integrated washing machine, electric oven with a four-ring ceramic hob and cooker hood above.

LOUNGE/DINING ROOM
5.54m (18'2") x 4.27m (14') max
A lovely sized reception room with two double glazed windows to the front, two electric radiators.

OUTSIDE:

Behind the property there is a communal car park where the property benefits from an allocated parking space as well as the resident's bin store area.

LEASEHOLD
The term of the lease for this property is 216 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 peppercorn. We have also been verbally informed by the seller, at the time of listing the property, that their maintenance payments are approximately £3,684.32 per year. 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.

AGENT'S NOTE
The owners have informed us there are planned works to the 2nd floor bay windows and the lifts are due to be refurbished at some stage in the future. We're informed these works should be funded by reserves held by the management company and no further contribution should be required by the leaseholders.



