



FFF 21, St. James Place West, The Hoe, Plymouth, PL1 3AT



Guide Price £310,000



A beautifully presented first and second floor maisonette, perfectly positioned in the heart of the historic Plymouth Hoe, just a short stroll from the charming waterfront of The Barbican and the vibrant amenities of Plymouth city centre.

The property has the benefit of a garage, which is rare in this location.

Set over two spacious levels, this impressive home offers light-filled and well-balanced accommodation throughout. The first floor comprises a generous lounge, with a feature contemporary fireplace, ideal for relaxing or entertaining, a well-proportioned second bedroom, and a stunning newly refurbished kitchen/diner. The kitchen/diner is finished to a high standard, with a full range of base units and matching wall cupboards all in a gloss finish, with a range of integrated appliances and breakfast bar. There is access via a glazed door to the West facing 'sun terrace', providing a stylish and sociable heart to the home.

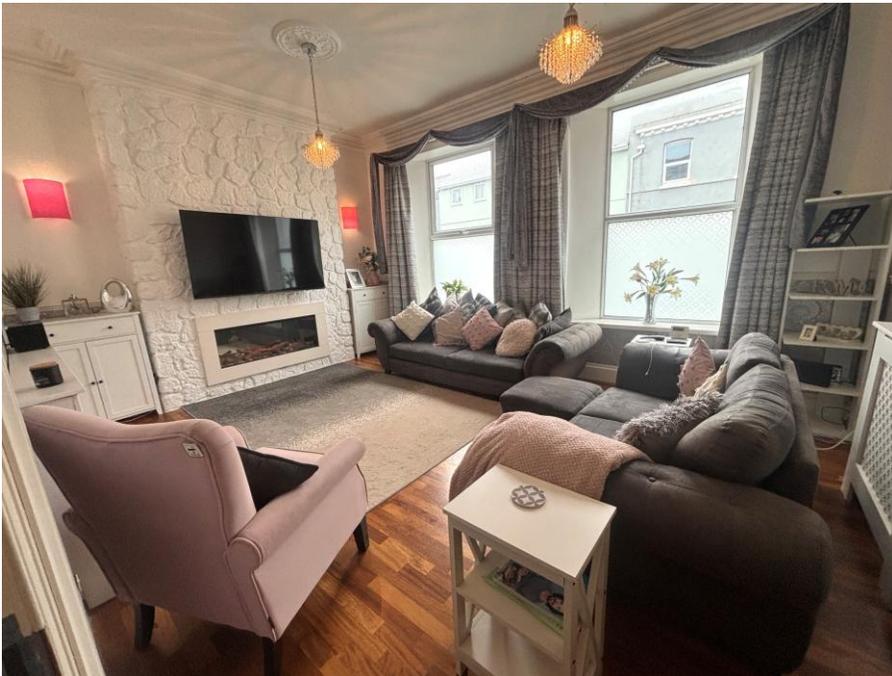
On the second floor, there are two further bedrooms, including an excellent principal bedroom with a stunning en-suite shower room, alongside a contemporary family shower room thoughtfully designed with modern fittings. There is also potential to develop the large loft space.

Externally, the property enjoys a delightful west-facing sun terrace to the rear — the perfect space for enjoying afternoon and evening sunshine.

This exceptional maisonette combines character, space, and modern living in one of Plymouth's most sought-after and historic locations.

We understand the apartment is held on Lease with 114 years remaining and subject to a service charge of approximately £120 per month including water, but this is subject to periodic review. No annual ground rent. The freehold is sold with the property. The above information is provided in good faith although we would recommend that prospective purchasers consult their own solicitor for formal verification.

Offered to the market with no onward chain.



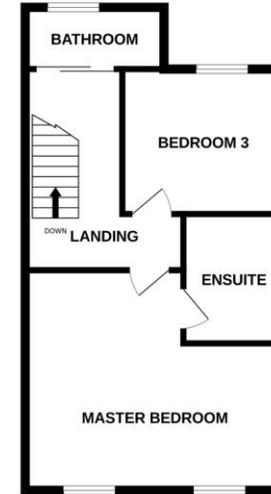
To view this property call Lang Town & Country Estate Agents on [01752 200909](tel:01752200909).



FIRST FLOOR
669 sq.ft. (62.1 sq.m.) approx.



SECOND FLOOR
478 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA : 1146 sq.ft. (106.5 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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