

Flat 2, 12 The Crescent, The Hoe, Plymouth, Devon, PL1 3AB

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Guide Price £140,000

Set within the distinguished curve of The Crescent on Plymouth Hoe, this one-bedroom maisonette offers a rare opportunity to own a piece of the city's architectural heritage, and is being offered with No Onward Chain. The Crescent, with its Georgian-inspired facades and commanding presence, is one of Plymouth's most iconic addresses — and this property sits comfortably within its legacy. The Crescent is a development of stylish modern apartments situated in a superb central location within easy walk of the historic Hoe, The City Centre, Theatre Royal and the emerging waterfront at Millbay with King Point Marina offering berthing for boating enthusiasts. This attractive terrace of Grade II listed buildings has undergone a renaissance in recent years with many of the properties now being residential homes.

Occupying two floors, the layout is practical and well-considered. The ground floor comprises an open-plan living space that blends a modern kitchen/diner with a generous lounge area. A large window allow natural light to fill the room, while the space itself retains a sense of refinement — ideal for everyday living and occasional entertaining. Just off the kitchen, a compact shower room has been efficiently designed without compromising function.

A curved staircase — a nod to the building's period design — leads to the upper floor, where a comfortable double bedroom is set apart from the living space below.

Outside, there is communal bike storage provided via a separate utility room located within this space — a practical feature seldom found in properties of this type. Additionally, there is further private storage in the 'Ice Room' a deceptive space located directly under the parking area at the rear.

To the front of the property, there is an allocated parking space.

Positioned just moments from the open waterfront of Plymouth Hoe, and within walking distance of the city centre and Royal William Yard, this maisonette offers the rare combination of historical significance, architectural interest, and modern liveability. Ideal for professionals, first-time buyers, or those seeking a pied-à-terre in one of Plymouth's most prestigious addresses.

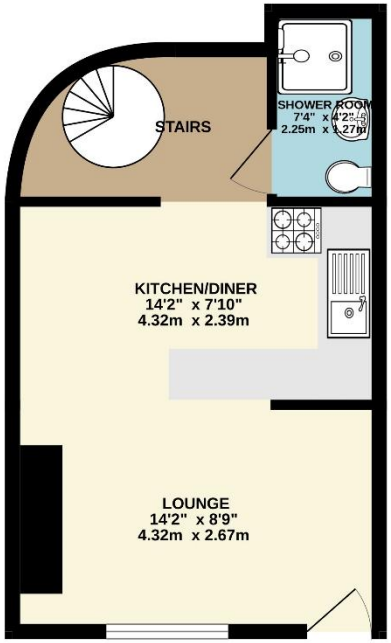
We understand the apartment is held on a sharing freehold with each flat/apartment owns a share of the lease and this is subject to a service charge of approximately £1,560 per year from October 2024- 2025, but this is subject to change. The above information is provided in good faith although we would recommend that prospective purchasers consult their own solicitor for formal verification.

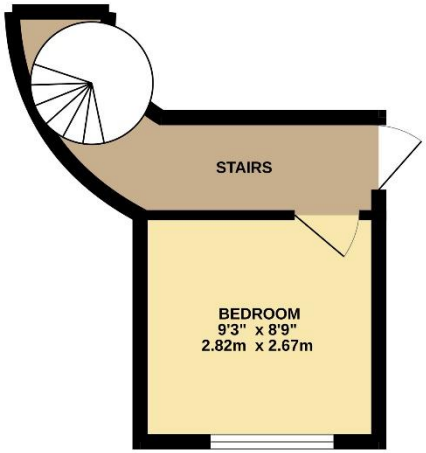


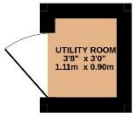














TOTAL FLOOR AREA : 470 sq.ft. (43.7 sq.m.) approx.

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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