

Flat 16 Hoe Court, Lockyer Street, The Hoe, Plymouth, Devon, PL1 2QG

LANG TOWN & COUNTRY
WATERSIDE





Guide Price £200,000

Positioned in the highly sought-after Hoe Court development, this beautifully presented, chain free, first-floor apartment enjoys an enviable location on the doorstep of Plymouth Hoe. Just moments from the iconic promenade, residents can take advantage of breathtaking views across Plymouth Sound and the waterfront, while the historic Barbican, with its vibrant selection of restaurants, cafés and bars, is just a short stroll away. The city centre, Theatre Royal and a choice of marinas are also within easy walking distance, making this an exceptional home for those seeking the very best of waterfront city living.

Hoe Court is a well-maintained purpose-built development offering a welcoming communal entrance with stairs serving all floors and providing convenient access to the secure residents' parking area at the rear.

Having been meticulously upgraded by the current owners in recent years, the apartment is presented to an excellent standard throughout. The accommodation begins with a welcoming entrance vestibule, leading into a central hallway from which all principal rooms are accessed.

The spacious principal bedroom is positioned to the left and benefits from an extensive range of fitted wardrobes and drawer units, creating an abundance of practical storage. Opposite, the second bedroom is another generous double room and features a large built-in cupboard housing the Megaflo hot water system, providing excellent water pressure throughout the apartment.

The dual-aspect living room is undoubtedly the heart of the home, enjoying pleasant outlooks towards Hoe Park and the famous promenade. Filled with natural light, this inviting space offers ample room for both comfortable seating and a dining table, making it ideal for everyday living as well as entertaining.

The contemporary kitchen has been thoughtfully upgraded and is fitted with an excellent range of modern units complemented by integrated appliances, including a double oven, induction hob with extractor hood, dishwasher, washing machine and fridge/freezer, providing a stylish and practical cooking environment.

Further benefits include secure access from the communal staircase to the residents' car park, where the apartment enjoys an allocated parking space and is accessed via a secure remote-controlled gate. Visitor parking bays are also available, while a permit for parking a second vehicle on Lockyer Street can be purchased through Plymouth City Council if required. A useful external store provides additional storage, and residents can also enjoy a charming communal seating area surrounding a paved garden and well stocked flower beds. Completing the development is a covered refuse and recycling area, thoughtfully positioned adjacent to the car park for added convenience.

Combining an outstanding waterfront location with beautifully upgraded accommodation, secure parking and excellent communal facilities, this exceptional apartment presents a rare opportunity to acquire a stylish home in one of Plymouth's most desirable residential settings.

We understand that the leaseholders of the 24 flats in Hoe Court jointly own the freehold of the development through a holding company, which employs a reputable firm of managing agents, and that the lease of the apartment has 937 years remaining. The service charge, subject to annual review, is currently £1,800 per annum up till March 2027. The ground rent is £20 per annum, but currently waived on the basis that the leaseholders jointly own the freehold. The above information is provided in good faith although we would recommend that prospective purchasers consult their own solicitor for formal verification.

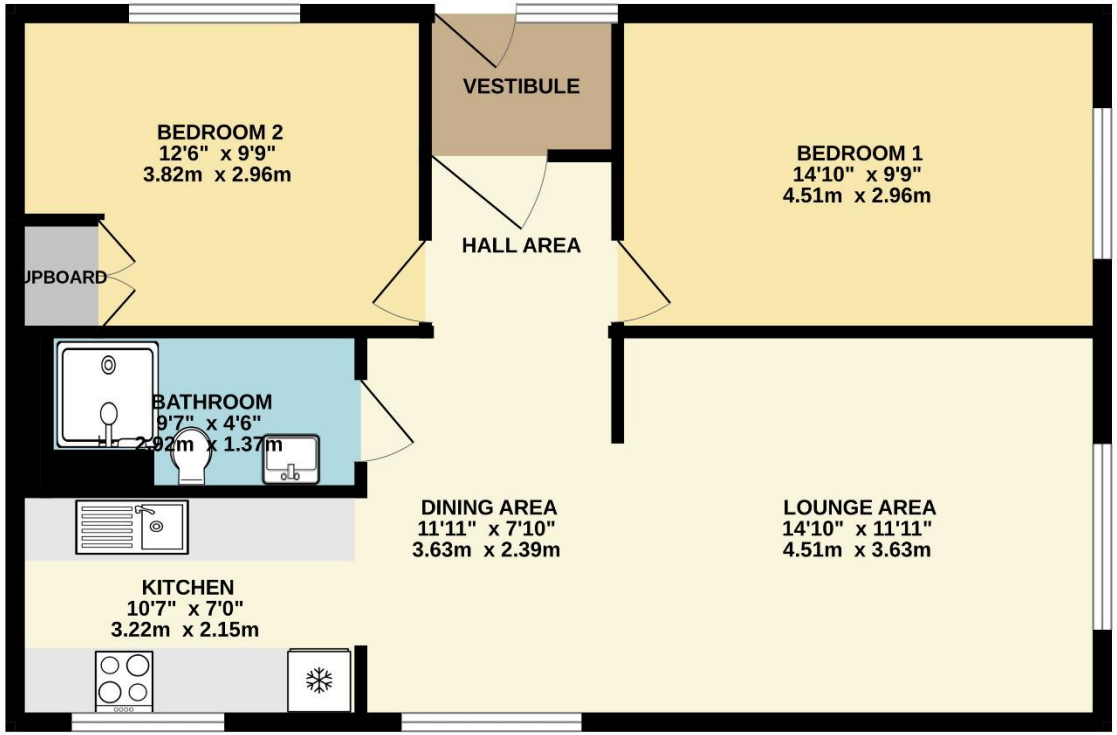








FIRST FLOOR
712 sq.ft. (66.1 sq.m.) approx.



TOTAL FLOOR AREA : 712 sq.ft. (66.1 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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