



SELL • LET • MANAGE

3 Hill Crest, Plymouth, PL3 4RW

£225,000 Leasehold - Share of Freehold

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£225,000

# 3 Hill Crest

## Plymouth, PL3 4RW

- First Floor Apartment
- Mannamead Location
- Generous Loft Space
- Spacious Accommodation
- No Onward Chain
- Two Double Bedrooms
- Arranged Over Three Storeys
- Far Reaching Elevated Views
- Communal Garden
- Council Tax Band B

DC Lane are delighted to present this superb first floor apartment ideally situated on a quiet and highly sought after road in the prestigious Mannamead area.

The property offers well proportioned accommodation with a bright front facing lounge/diner enjoying far reaching views over the surrounding roofscape towards Plymouth Sound, while stairs rise from this room to a generous loft space with Velux windows, providing useful additional space.

The kitchen is fitted with a range of units and appliances, while the apartment further benefits from two double bedrooms, one of which features French doors opening onto a rear facing balcony with steps leading down to a communal courtyard. A bathroom and separate WC complete the accommodation.

The apartment retains high ceilings and elegant period proportions, creating bright and airy living spaces that enhance its charming Victorian character.

Offered to the market with no onward chain and benefiting from a share of the freehold, this property would make an excellent first time buy or investment opportunity in one of Plymouth's most desirable residential locations.

Early viewing is highly recommended to fully appreciate the space, character and location on offer.



### Furst Floor

Lounge/Diner	18'4" x 13'11" (5.60 x 4.26)
Kitchen	11'5" x 9'2" (3.49 x 2.80)
Bedroom One	11'7" x 14'2" (3.54 x 4.32)
Bedroom Two	11'5" x 10'2" (3.49 x 3.10)
Bathroom	7'1" x 4'11" (2.18 x 1.50)
WC	4'7" x 3'2" (1.42 x 0.98)
Second Floor	
Loft Space	18'4" x 24'8" (5.60 x 7.53)





## Directions

Across from the DC Lane office Turn left onto Wilderness Rd 0.1 mi Turn left onto Hill Crest and the property can be found on the left

## Scan for Material Information



**Council Tax Band:**





