



LANG TOWN
& COUNTRY

Flat 119 Hoe Court, Citadel Road, The Hoe, Plymouth, PL1 2RN



Price £120,000



Occupying a truly enviable position within the historic Plymouth Hoe area, this first-floor apartment forms part of the iconic Hoe Court development and offers an exciting opportunity to create a stylish coastal home in one of Plymouth's most sought-after locations.

The property is ideally placed for enjoying everything the Hoe and waterfront have to offer. The iconic Smeaton's Tower, standing approximately 72ft tall, is within easy reach, while the historic Barbican, with its charming, cobbled streets, waterfront restaurants and vibrant atmosphere, is also close by. From leisurely daytime picnics and scenic coastal walks to spectacular sunset strolls along the waterfront, this is a location that offers an enviable lifestyle right on the doorstep.

The accommodation comprises an entrance hall, fitted kitchen, one bedroom and a spacious lounge featuring a front-facing window which allows plenty of natural light to fill the room. The property also benefits from allocated parking, a valuable feature in this popular and centrally located area.

While the apartment would benefit from modernisation and general refreshment, it offers considerable scope for a purchaser to update and personalise the accommodation to their own taste and requirements.

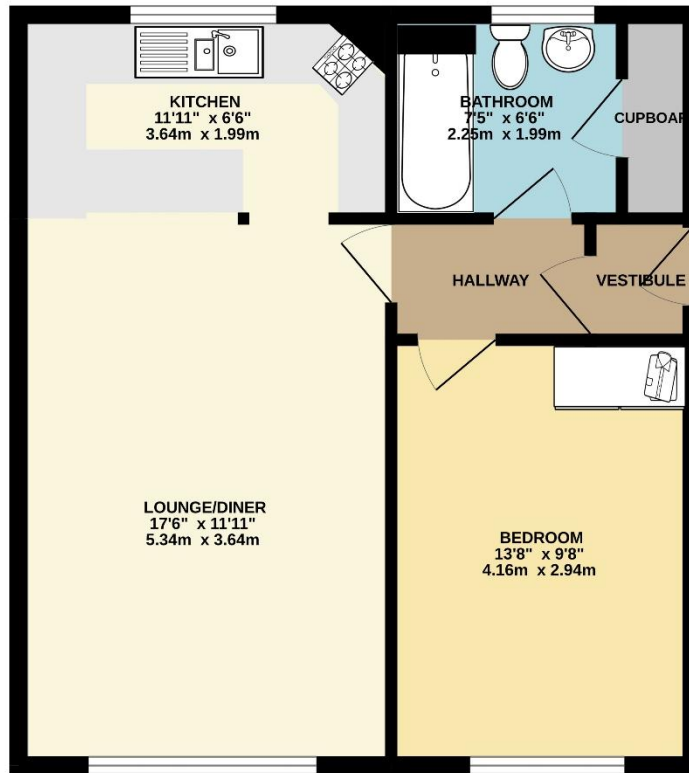
Whether you're a couple seeking a coastal retreat, a sharer looking for a well-connected home, or a student wanting a comfortable base with dedicated space to study, Hoe Court presents an excellent opportunity to acquire a property in a truly exceptional Plymouth location.

We understand the apartment is held on Lease with 937 years remaining and subject to a service charge of approximately £1,800 per PA but this is subject to periodic review. The above information is provided in good faith although we would recommend that prospective purchasers consult their own solicitor for formal verification.



To view this property call Lang Town & Country Estate Agents on **01752 256000**





TOTAL FLOOR AREA: 519 sq.ft. (48.2 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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