



# Falcon

01752 600444

## FFF 16 Bishops Place

The Hoe, Plymouth, PL1 3BW

Guide Price £125,000 - £135,000





## In Brief

**Contemporary coastal living close to Plymouth Hoe and the vibrant waterfront.**

**Reception Rooms** large living room / kitchen.

**Bedrooms** 2 double bedrooms

**Heating** Gas central heating

**Area** 651 sq ft

**Tenure** Leasehold

**Parking** On street parking

**Council Tax** A

## Description

Perfectly positioned on Plymouth's historic Hoe, just moments from the waterfront, this spacious first-floor apartment enjoys an enviable location in the highly desirable West Hoe area. Within easy walking distance of Plymouth Hoe, the vibrant Barbican and the city centre, it offers an exceptional lifestyle for first-time buyers, professionals and investors alike. The heart of the home is the impressive open-plan living space, seamlessly combining the lounge, dining area and contemporary fitted kitchen to create a bright and sociable environment ideal for modern living. The stylish kitchen features integrated appliances and ample storage, making it perfect for both everyday use and entertaining. There are two generously sized bedrooms, with the versatile second bedroom equally suited as a guest room, home office or nursery. A modern bathroom with a shower over the bath completes the accommodation. Offering spacious, well-presented interiors in one of Plymouth's most sought-after waterfront locations, this apartment is an excellent opportunity whether you're looking for your first home, a convenient city base or a strong buy-to-let investment.

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651 sq.ft. (60.5 sq.m.) approx.





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**Your home may be repossessed if you do not keep up repayments on your mortgage.**

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 74 C      |
| 55-68 | D             | 63 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

