



7a, Basement Flat, Holyrood Place,  
The Hoe, Plymouth, Devon, PL1 2QB

# Price £160,000



Situated on the fringes of The Hoe promenade and within walking distance of Plymouth City Centre, is this fantastic one double bedroom apartment. This sought-after central location is a 'stone's throw away' from the world-famous Plymouth Hoe and within strolling distance of the foreshore, nearby marina, Plymouth City Centre, theatres, cinemas and the historic Barbican with its array of unique shops, galleries, cafes, restaurants and bars.

Being offered to the market with vacant possession and no onward chain, Lang Town and Country are delighted to present to the market this well presented and most charming basement apartment. The apartment is approached via Holyrood Place with stairs leading down from the pavement into an enclosed front courtyard area with access to the accommodation.

In brief, the apartment consists of entrance hall, spacious lounge with feature fireplace and sash cord window, double sized bedroom with built in storage (currently housing the Glow Worm Combi Boiler), 2 X useful Storage cupboards in the hallway and a fitted kitchen with a range of integrated appliances namely washing machine, dishwasher and larder style fridge/freezer. From the kitchen there is access to the family bathroom which has bath and overhead shower, WC and hand basin.

From the kitchen area there is access to the private and enclosed courtyard garden which has the added benefit of a useful cold water tap.

Lang Town and Country would highly encourage an internal inspection of this most charming and deceptively spacious apartment to appreciate its position, location and the accommodation on offer.

We understand the apartment is held on Lease with 973 years remaining and subject to a service charge of approximately £1,107.12 per year and a peppercorn ground rent. 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 200909](tel:01752 200909)

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BASEMENT FLAT  
701 sq.ft. (65.1 sq.m.) approx.



TOTAL FLOOR AREA : 701 sq.ft. (65.1 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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