



48 West Hoe Road, The Hoe, Plymouth, Devon, PL1 3FB

Price £350,000



Perfectly placed within Millbay, Plymouth's Coastal Quarter, Quadrant Wharf offers residents the chance to enjoy city living and the tranquillity of waterside life without compromise. This coastal development of one-, two- and three-bedroom apartments and split-level homes is positioned next to the successful Quadrant Quay scheme constructed by the same developer, The English Cities Fund. Just a short walk from the bustling city centre and set close to King Point Marina; home to the popular Dock restaurant, Quadrant Wharf has it all.

Lang Town and Country are delighted to present to the market this beautifully presented townhouse, which is being marketed with no onward chain.

The property, in brief comprises an entrance hall with utility cupboard. From this level there is access to all the bedrooms, all of which benefits from built in storage cupboards and the master bedroom has an en-suite shower room. The ensuite comprises walk-in shower, wash hand basin with mirror over, WC, heated towel rail. From Bedroom 2 and the master bedroom there are partial sea views from the floor to ceiling windows.

There is also a family bathroom with a bath and shower over, low level WC, wash hand basin, heated towel rail, mirror and is partially tiled.

Stairs rise to the first floor where there is a most stunning lounge/diner/ kitchen which has an impressive, vaulted ceiling to give a wonderful sense of space. The kitchen area has a range of integrated appliances namely larger style fridge/freezer, hob and oven with overhead extractor hood and Zanussi dishwasher. There is also a range of wall and base units and an island with further storage.

The living area has a triple aspect with partial sea views and access to a charming roof terrace. This is a superb feature and allows you to enjoy private and enclosed outside space from the comfort of your own home.

On the lower ground floor, there is access to an integral garage with automatic doors, light and power. The garage leads to an allocated parking space/off road parking.

Lang Town and Country would highly encourage an internal inspection of this most beautiful townhouse to appreciate its location and quality of accommodation.

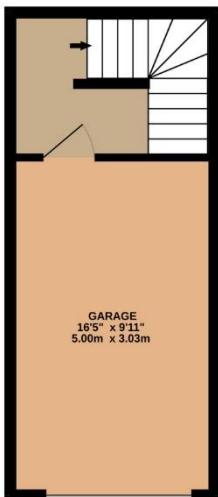
We understand the apartment is held on Lease with 979 years remaining and subject to a service charge of approximately £1,525 per year and an annual ground rent of approximately £280.28 The above information is provided in good faith although we would recommend that prospective purchasers consult their own solicitor for formal verification.



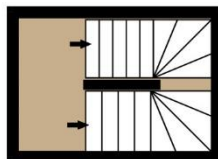
To view this property call Lang Town & Country Estate Agents on **01752 200909**.



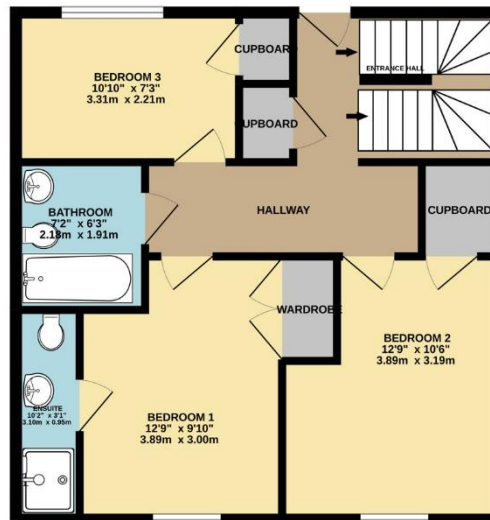
GROUND FLOOR
233 sq.ft. (21.6 sq.m.) approx.



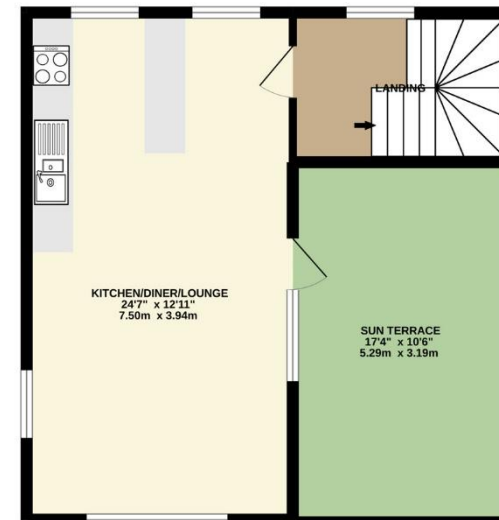
1ST FLOOR
70 sq.ft. (6.5 sq.m.) approx.



2ND FLOOR
576 sq.ft. (53.5 sq.m.) approx.



3RD FLOOR
394 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA : 1273 sq.ft. (118.3 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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