



LANG TOWN
& COUNTRY

Apartment 42, Peirson House, 175 Notte Street, The Hoe, Plymouth, PL1 2BT



Price £270,000



Lang Town and Country are delighted to present to the market this beautifully presented 3rd floor apartment. "Peirson House" is ideally nestled between the City Centre and The Hoe and allows easy access to a host of local amenities including a dentist, doctors surgery and the Theatre Royal. The Barbican and King Point Marina are also within close proximity.

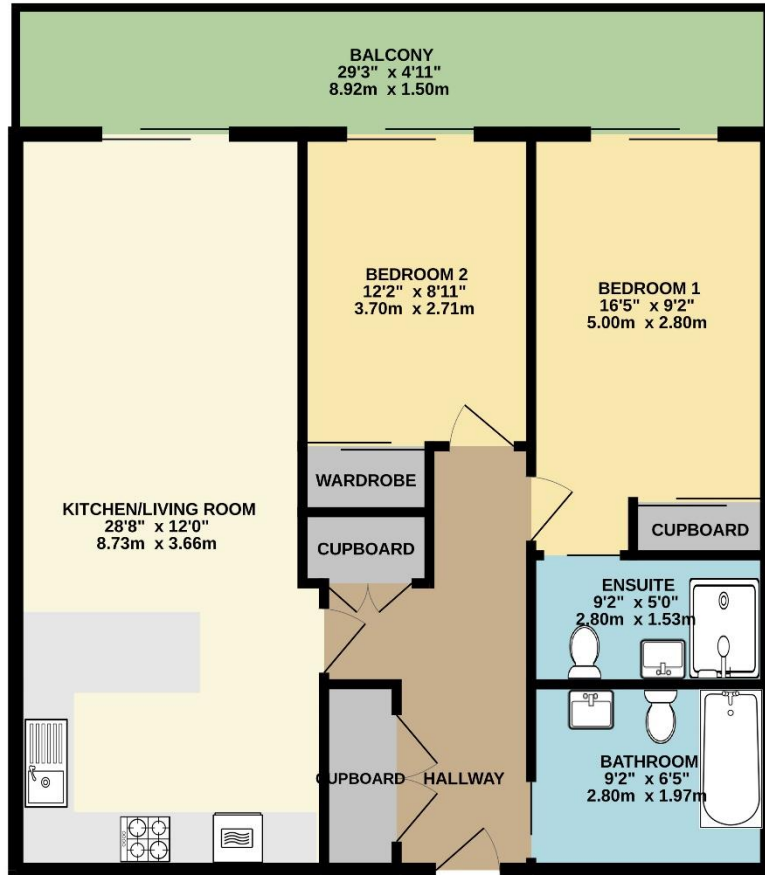
The apartment is ideally situated at the rear of the building and so benefits from a southerly aspect. In brief the apartment comprises entrance hall, two double bedrooms, both of which have built in wardrobes and have a sliding door which provides access to the full-length balcony. The master bedroom benefits from access to a well maintained en-suite shower room. On the landing there is a spacious cupboard and a utility cupboard with plumbing for the washer/dryer and there is also a family bathroom. The lounge/diner/kitchen area is a fantastic area. The kitchen benefits from gloss units and a range of integrated appliances namely larder style fridge/freezer, hob and oven with extractor hood and a dishwasher. The breakfast bar separates the kitchen area from the lounge/diner which in turn leads to the spacious balcony. The balcony spans the entire length of the apartment and is a superb area to entertain or sit and enjoy the views. The balcony has a south facing aspect and has views of the communal garden below.



We understand the apartment is held on Lease with TBC years remaining and subject to a service charge of approximately TBC per year from but this is subject to change and an annual ground rent of approximately TBC. 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**





TOTAL FLOOR AREA : 838 sq.ft. (77.9 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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