



4 Fin Street, West Hoe,
Plymouth, Devon, PL1 3FF

£240,000



Quadrant Quay is a beautiful development set to the waterside of Plymouth Hoe within walking distance of the historic waterfront and Plymouth Sound. Nearby there is a Marina at King Point with a host of restaurants and cafes, all within walking distance.

Being offered to the market with vacant possession and no onward chain is this this Ground Floor apartment in the desirable Fin Street. The property has been very well maintained in its current ownership with access via a secure communal hallway. There is a lift which provides access to all upper floors.

The entrance to the apartment leads to the hallway with three useful storage cupboards and doors leading to all rooms. The bathroom is well fitted and comprises a panelled bath with a shower over and shower screen, wash hand basin, W.C., heated towel rail, tiled walls with a large wall mirror and a tiled floor. The apartment has 2 bedrooms. There is also a fantastic open plan lounge/diner/kitchen area. The kitchen benefits from a Gloss wall and base units as well as a variety of integrated appliances namely larger fridge/freezer, oven and hob with extractor hood and dishwasher.

From here there is also access to the enclosed and spacious balcony, which offers stunning views towards Mount Edgecumbe, Drakes Island, the Ferry Point and Marina.

Outside there is allocated parking for one vehicle.

Lang Town and Country would highly encourage an internal inspection of this very well maintained ground floor apartment to appreciate all it has to offer.

GROUND FLOOR

HALLWAY

BATHROOM 6' 9" x 5' 6" (2.08m x 1.68m)

BEDROOM ONE 10' 11" x 10' 4" (3.33m x 3.15m)

BEDROOM TWO 11' 10" x 8' 10" (3.61m x 2.70m)

LOUNGE/KITCHEN/DINER 18' 8" x 13' 3" (5.71m x 4.04m)

BALCONY

LEASE INFORMATION

We understand the apartment is held on Lease with 234 years remaining and subject to a service charge of approximately TBC per year 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.

PROPERTY INFORMATION

Tenure: Leasehold

Local Authority: Plymouth City Council

Council Tax: Band C

EPC Rating: B

Postcode code for sat nav: PL1 3FF



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



GROUND FLOOR



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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