



Flat 3, 2 Hoe Road, The Hoe, Plymouth, Devon, PL1 3DE

Guide Price £600,000 - £625,000

Lang Town and Country are delighted to present to the market this wonderful opportunity to purchase a 1st floor apartment within the desirable and sought after “Rivage Apartments” of Hoe Road. The Rivage apartments are a landmark development set to the west of Plymouth's historic Hoe renowned for its breath-taking panoramic views across the famous Sound. It allows you to take in the activity both on and off the water between the Tamar and Cattewater Estuaries and beyond.

The apartment is well positioned to enjoy all the city has to offer both on the water and nearby with a choice of marina's either side of the Hoe. Within walking distance there are a choice of restaurants, cafés in the Barbican area or slightly further out to the Royal William Yard. For those looking for Culture, the Theatre Royal is a short distance away in the city centre. The apartments, circa 2017, have been thoughtfully designed. There is a lift from the underground parking area to each floor of the building. The apartment benefits from 1 parking space within the gated car parking area conveniently situated under the block.

In brief, this wonderful apartment comprises of: Entrance Hall where there is a video entry system and access to all primary rooms. There are 3 bedrooms. Bedroom 3 is currently utilised as a study/music room. There are 2 further double sized rooms, both with built in storage. The master benefits from an en-suite shower room. The luxury fitted en-suite comprises a “walk in” double shower with wall mounted hand basin, low level w.c., heated ladder towel rail, large mirror, and tiled walls & floor. There is a family bathroom which comprises a bath with shower over, wall mounted sink, Low Level w.c., mirror and heated ladder towel rail. A useful utility cupboard in the hallway has plumbing for a washing machine and also houses the heat exchanger servicing the heating and hot water systems.

Double doors lead into the spectacular and beautifully presented open plan living area which benefits from a wonderful dual aspect via stunning floor to ceiling windows allowing light to stream through. The kitchen area has a variety of wall and base mounted units including a breakfast bar, where there is further storage. There are a variety of integrated “Neff” appliances namely microwave, hob, oven, and overhead extractor hood, and undercounter fridge, freezer and dishwasher. From the sitting area there is a door which leads to the enclosed balcony. The views from here are simply stunning and arguably the best in the city taking in views towards the Hoe Promenade, Plymouth Sound, Drake's Island, Jenny Cliff, and the Rame Peninsula Coastline.

Agents Note: Lang Town and Country would strongly encourage an internal inspection of this most beautiful apartment which offers a fantastic opportunity to live in this exclusive development.

Lease Information: We understand the apartment is held on Lease with 991 years remaining and subject to a service charge of approximately £3831 per year. This property owns share of freehold. The above information is provided in good faith although we would recommend that prospective purchasers consult their own solicitor for formal verification.

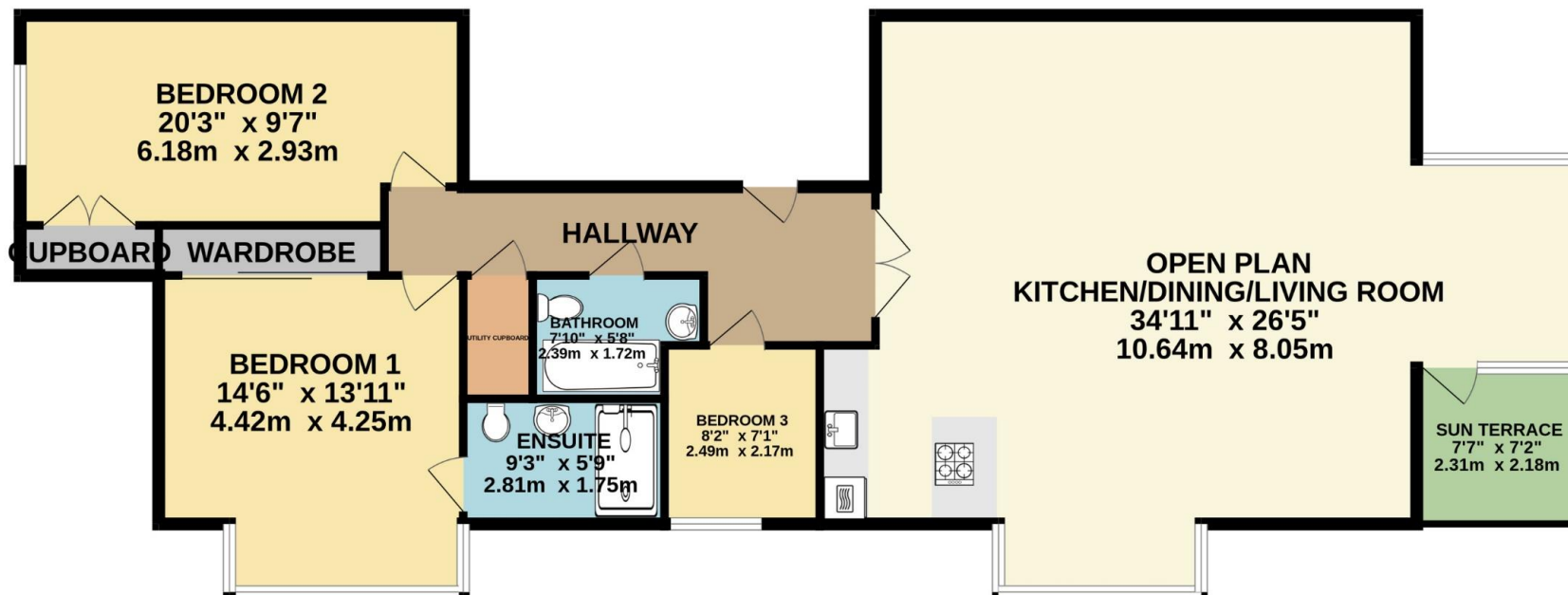


To view this property call Lang Town & Country Estate Agents on **01752 200909**.



FIRST FLOOR

1403 sq.ft. (130.4 sq.m.) approx.



TOTAL FLOOR AREA : 1403 sq.ft. (130.4 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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Lang Town & Country
6 Mannamead Road
Mutley
Plymouth
Devon
PL4 7AA

Email: waterside@langtownandcountry.com

Tel: 01752 200909

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