



Peirson House, Apartment 36, 175 Notte Street, The Hoe, Plymouth, PL1 2RW



**Price £165,000**



Lang Town and Country are delighted to present to the market this well presented third 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.

Being offered to the market with vacant possession and no onward chain, this most well-presented 3rd floor apartment briefly comprises Entrance Hall, Storage Cupboard which currently houses the boiler, Bathroom with separate shower cubicle and bedroom which benefits from built in wardrobes. There is also a lounge/kitchen/diner area which has integrated larder fridge/freezer, microwave oven and hob. From the living area there is to a balcony, which also provides access to the bedroom.

The property has use of the well-maintained communal Gardens which are situated at the rear of the block.

A viewing can be highly recommended.

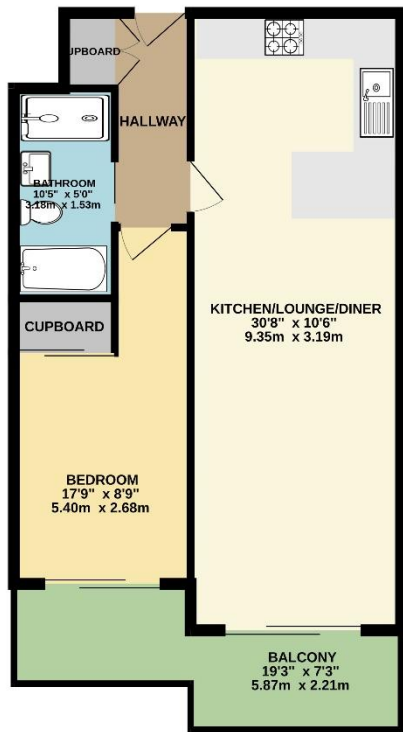
Lease Information We understand the apartment is held on Lease with 997 years remaining and subject to a service charge of approximately £1000 per year and an annual ground rent of approximately £200 PA. The above information is provided in good faith although we would recommend that prospective purchasers consult their own solicitor for formal verification.



To view this property call Lang Town & Country Estate Agents on [01752 200909](tel:01752 200909)



THIRD FLOOR  
561 sq.ft. (52.1 sq.m.) approx.



TOTAL FLOOR AREA: 561 sq.ft. (52.1 sq.m.) approx.  
While 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  
Plymouth  
PL4 7AA  
Tel: 01752 200909  
Email: [waterside@langtownandcountry.com](mailto:waterside@langtownandcountry.com)  
[www.langtownandcountry.com](http://www.langtownandcountry.com)

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