



Flat 3, St James Mews, 21 Crescent Avenue, Hoe, Plymouth, Devon, PL1 3DT



# Price £230,000



A modern apartment situated in a conveniently positioned gated development on Plymouth Hoe, within easy reach of the historic waterfront, Theatre Royal and City Centre. This recently refurbished apartment is a must view home particularly with those looking for a modern apartment in a central location.

'St James Mews' comprises a range of two-bedroom apartments set within a gated mews development. Highlights include a spacious open plan reception for entertaining, parking and storage facilities for those with hobbies looking to store surfboards, bikes, etc. From Crescent Avenue, a security-controlled gate leads into the development with carport parking space and the excellent storage cupboard for the apartment. An entrance for four properties leads from the communal courtyard up to the first floor.



The inner hall has doors off to all rooms and a storage cupboard and leads to the impressive modern open plan reception area with dual aspect, kitchen and dining area. The kitchen is fitted with a range of integrated appliances including fridge freezer, dishwasher, built in washing machine, electric oven and gas hob. The dining area provides ample space for table and chairs and features a sliding patio door opening to a small balcony. There are two good size double bedrooms, both are dual aspect making them light and airy.

The family bathroom incorporates a panelled bath, separate enclosed corner shower cubicle with thermostatic shower, pedestal wash hand basin and w.c. Whilst an airing cupboard provides additional storage and also houses the boiler.

**LEASE INFORMATION:** We understand the apartment is held on a long lease with 978 years remaining and with an annual service charge of approximately £1,341.60 per annum. The ground rent for this property is included in the service charge stated above. This information has been

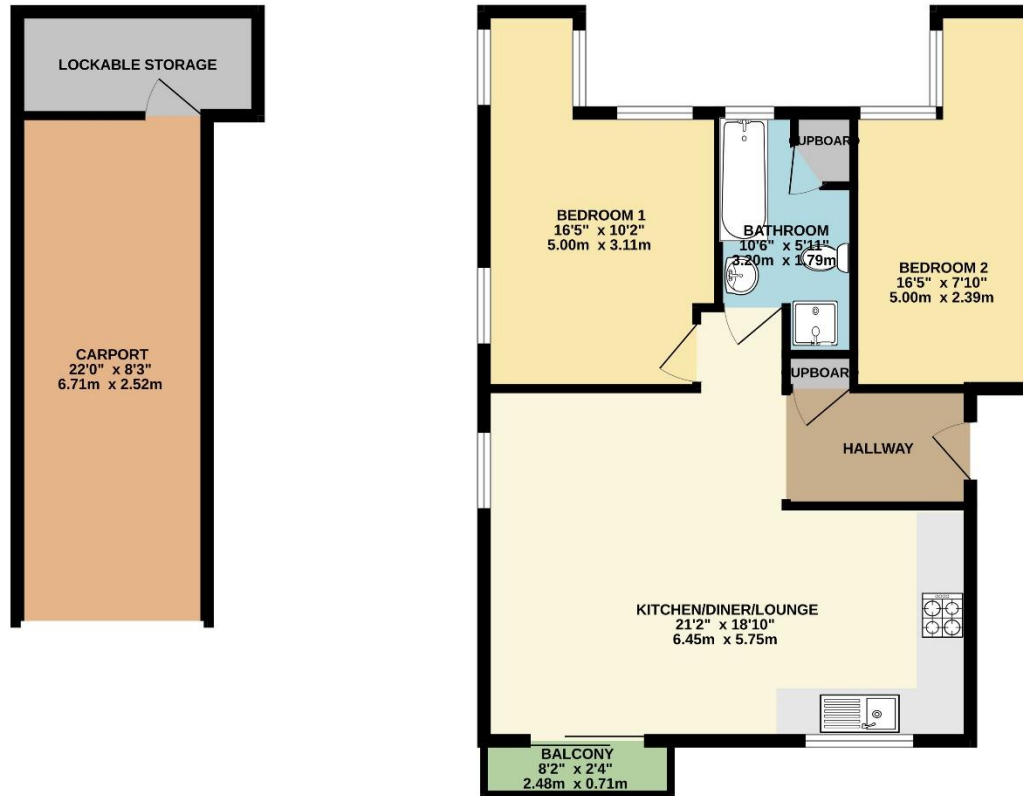
To view this property call Lang Town & Country Estate Agents on [01752 200909](tel:01752 200909)

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GROUND FLOOR  
229 sq.ft. (21.3 sq.m.) approx.

FIRST FLOOR  
649 sq.ft. (60.3 sq.m.) approx.



TOTAL FLOOR AREA: 878 sq.ft. (81.5 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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