



Flat 18, 8, Grand Parade, The Hoe, Plymouth, Devon, PL1 3DF



## Offers Over £200,000

Grand Parade is an elegant development of waterside apartments conveniently situated to enjoy stunning uninterrupted views across Plymouth Sound, towards The Breakwater, Drake's Island, Jennycliff and all this ever-changing waterfront can offer.

West Hoe offers a range of local amenities which include a Post Office and convenience store, café and doctor's surgery. A regular bus service operates into the City Centre, and West Hoe Park is approximately 100 yards away.

Known locally as '8 Grand Parade', the development was purpose built in 1988 and offers a range of self-contained apartments enjoying gated parking and lift access to all floors and of course outstanding uninterrupted sea views.

This is a delightful ground floor apartment which enjoys views of the sea and has double glazing, electric background heating, an entry phone system, lift and secure private parking.

In brief, the accommodation comprises an entrance hallway, lounge/diner with some views towards the sound, a fitted kitchen, two double bedrooms, one of which is en-suite, and the main shower room.

Externally there is a secure private residents car park with access to an allocated parking space. Importantly, the apartment has a charming private courtyard garden which is accessed from the main bedroom.

The property is being offered to the market with vacant possession and no onward chain and an internal inspection can be highly advised.

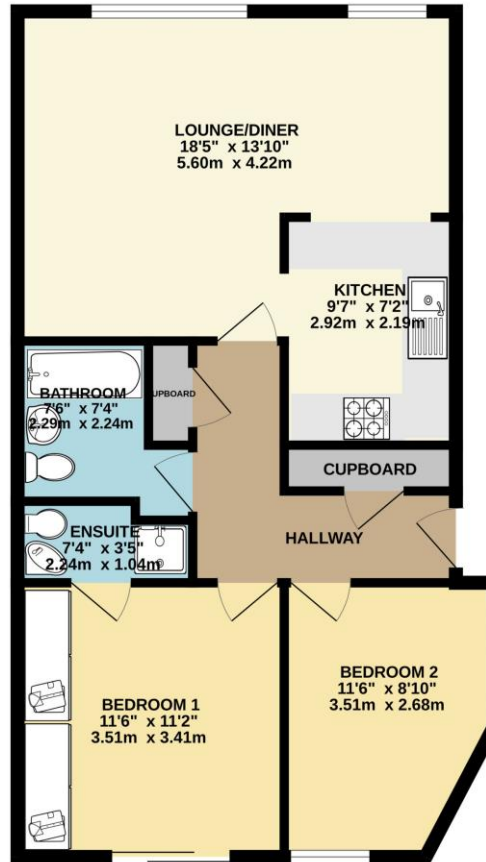
We understand the apartment is held on a Lease and subject to a service charge and an annual ground rent. Please contact agent for more information. The prospective purchasers consult their own solicitor for formal verification.

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









TOTAL FLOOR AREA : 663 sq.ft (61.6 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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