



Flat 6, 6-8 Pier Street, West Hoe,  
Plymouth, Devon, PL1 3BS



# Offer Over £130,000



Lang Town and Country are delighted to present to the market this well-presented 2nd floor apartment. The property is set in a very sought-after area, west of Plymouth's historic Hoe, yards from Grand Parade with its breath-taking views across Plymouth Sound, and a number of restaurants and attractions to enjoy the setting.

In brief, this most charming apartment consists of: Entrance Hall where there is a cupboard which houses the hot water cylinder, Double Sized Bedroom with built in storage, Family Bathroom, Lounge/Diner and kitchen which has a variety of wall base mounted units as well as integrated hob and oven with overhead extractor hood. Importantly, we understand that there is access to a communal car park to the rear as well as being able to apply for a residents car park permit for the area (Zone H)

Lang Town and Country would highly encourage an internal inspection of this superbly located apartment which will appeal to First Time buyers and Investors alike.

## LEASE INFORMATION

We understand the apartment is held on a Lease with 963 years remaining. The apartment is subject to an annual service charge of approximately £853.70 per annum. The above information is provided in good faith although we would recommend that prospective purchasers consult their own solicitor for formal verification.

## AGENTS NOTE

The property has a current rental value in the region of £700 PCM.

In accordance with the Estate Agents Act (1979), we hereby disclose that the owner of this property is a director at Lang Town & Country.



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

[www.langtownandcountry.com](http://www.langtownandcountry.com)





**TOTAL APPROX. FLOOR AREA 445 SQ.FT. (41.3 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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