



Apartment 7, 5 Elliot Terrace,
The Hoe, Plymouth, Devon, PL1 2PL

Guide Price £330,000

Plymouth Sound has an impressive maritime history, with the busy waters constantly frequented by a mixture of naval, commercial and leisure crafts. The open spaces in this area are most appealing and offer many areas for recreation including a bowling green, sea facing footpaths and walkways part of which lie in Victorian gardens. The Theatre Royal, Guildhall and Drake Circus, the modern shopping centre in the City Centre, are within about half a mile, while the historic Barbican and Sutton Harbour, with its protected waters and bustling marina, are a similar distance away. The elegant buildings of Elliot Terrace are Grade II* listed and form an important planned group of terraces and villas by Foulston and his pupil George Wightwick and is mentioned in Pevsners 'The Buildings of England'. The Italianate style of this building is extraordinary with a stucco front and slate roof.

Being offered to the market with vacant possession and no onward chain, this second-floor apartment is approached via stairs or a communal lift. Throughout the apartment, there is a wealth of original character and features and in brief comprises: Entrance Hall, kitchen, and bathroom. There are 2 bedrooms. One faces the rear of the building, whilst the other is to the front and benefits from the stunning and panoramic views of Plymouth Sound. There is also a lounge/dining room at the front of the apartment. Importantly there is a balcony which runs along the front of the apartment and can be accessed from the front bedroom as well as the lounge diner.

Agents Note

Lang Town and Country would highly encourage an internal inspection of this apartment to appreciate the location and stunning views. We would stress that the apartment is being sold as seen.

We have been made aware by the vendor that the managing agent has implemented a section 20 on the building. The vendors anticipate that the new owners of Apartment 7 will have a bill in Excess of £9500 although this may vary depending how much on the reserve fund is used towards the cost of works.

We would suggest formal verification from a solicitor is sought to confirm this figure and before any proceedings or financial commitment is put into the transaction.

LEASE INFORMATION

We understand the apartment is held on a Lease of 125 years from 01/01/1997 and subject to a service charge of approximately £1,021.97 and a Reserve Fund of £350.00, The service charge and reserve fund figures are due and payable every six months. An annual ground rent of a peppercorn. The above information is provided in good faith although we would recommend that prospective purchasers consult their own solicitor for formal verification.

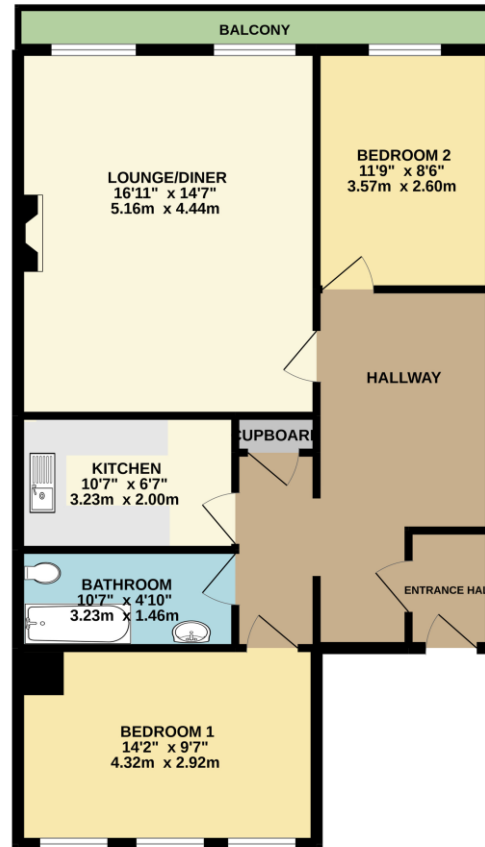
To view this property call Lang Town & Country Estate Agents on **01752 200909**





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

SECOND FLOOR



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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