

**Guide Price £325,000**



**FLAT 6, 24 ELLIOT STREET, THE HOE, PLYMOUTH, PL1 2BE**

**WOOLWELL CRESCENT, PLYMOUTH, DEVON, PL6 7RB. TEL: 01752 791333**

## FULL DESCRIPTION

A beautifully, appointed, recently converted, luxury ground floor apartment forming part of the original Grand Hotel. Apartment 6 is a deceptively spacious home situated to the rear of the development.

The property is approached via a grand Entrance Hall; with double doors and an ornate hallway with communal reception rooms.

The front door leads to a private Entrance Vestibule; with a built-in storage cupboard, with plumbing for washing machine and shelving.

Doorway to a Cloakroom; with a matching, high quality, contemporary two-piece suite comprising low level WC and pedestal wash hand basin, full height tiling to all walls, extractor and inset spotlights.

A doorway leads to the fantastic, Open-Plan Living Area; with a high moulded ceiling, ceiling rose, inset spotlights, a large sash window, a glazed door with an original stained glass leaded panel above, a dado rail, a feature stone fireplace with inset electric living flame fire and shelved storage alcoves, carpeted flooring with underfloor heating.

Leading into the Kitchen area; which is fitted with a matching range of base and eye level storage cupboards with granite worksurfaces, an Integral dishwasher, AEG electric oven, AEG four ring electric hob, AEG filter canopy, AEG microwave, fridge freezer, marble flooring and a granite breakfast bar. A glazed door leads to a spacious, private roof terrace with flagged flooring and a natural screen.

From the living room; stairs descend to the Lower Ground Floor, the Lobby area and a doorway to Bedroom One; an incredibly spacious, master bedroom suite, with a window to the rear elevation, carpeted flooring, moulded ceiling, built in wardrobes. En-suite Shower Room; fitted with a matching contemporary suite comprising a low-level WC, pedestal wash hand basin, vanity unit, a tiled shower cubicle with a direct feed shower with folding glass screen, extractor fan, spotlights and a chrome towel rail, full height tiling to all walls and a tiled floor with underfloor heating.

Bedroom Two; a further double, with a window to the rear elevation, moulded ceiling, carpeted flooring, built in wardrobes with shelving and hanging. En-Suite Bathroom; fitted with a matching three-piece suite comprising; a tile enclosed double ended bath with a direct feed shower unit over, low level WC, pedestal wash hand basin, chrome towel rail, full-height tiling to all walls, tiled flooring, airing cupboard housing the pressurised electric hot water system.

From the ground floor Lobby, a doorway leads to a Study; with carpeted flooring. A doorway to the common area leading on to the enclosed private underground parking. with one allocated vehicle space.

This property is held of a leasehold basis and has 978 years remaining on the lease. The service charge is £2,603.74 per annum and a parking charge of £100 per annum.

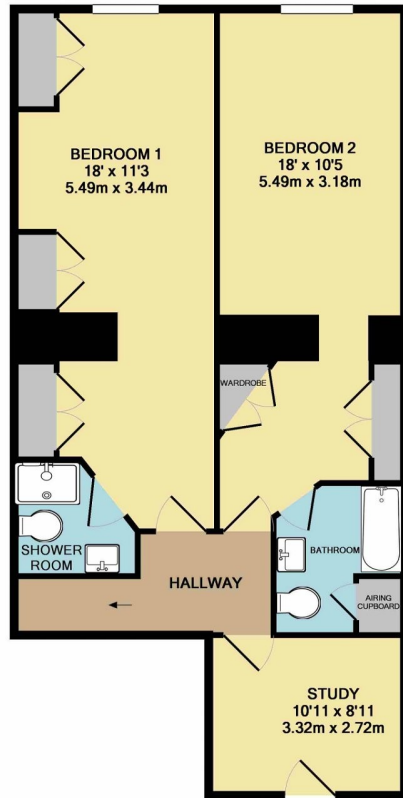
## AGENTS NOTE

This stunning apartment needs to be viewed to fully appreciate. It has good sized accommodation and plentiful outside space, however it does not have a sea view. Irrespective of that the property is in a great location in which to enjoy the Seafront of Plymouth Hoe and centrally located to enjoy the Theatre Royal and fantastic eatery and hostleries of the Barbican and nearby Royal William Yard. It would make some one a great home or spacious holiday residence.

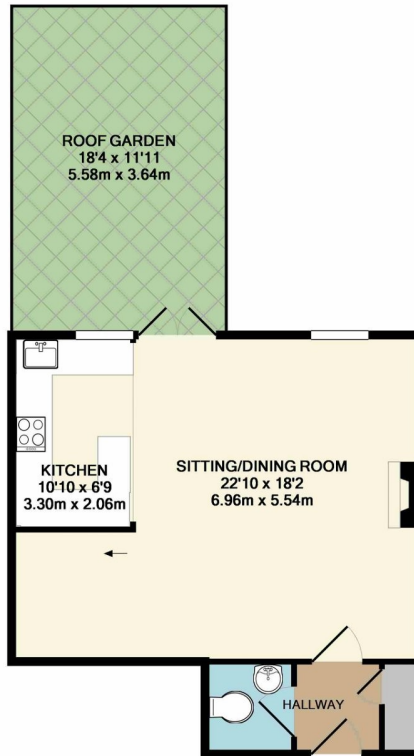
## THE HOE

Plymouth Hoe is famed as being the platform that Sir Francis Drake first view ed the approaching Spanish Armada from whilst playing bow ls. It's also the home of the Napoleonic wars fortress, The Royal Citadel and Smeaton's Tower lighthouse. The Hoe is principally made up of Victorian and Edwardian housing stock (some of which has suited conversion, into flats and apartments together with contemporary apartment developments). Sandwiched between The English Channel and Plymouth City Centre, it's often the fulcrum of city "community events" and also hosts numerous yachting events, including the Transat transatlantic Yacht Race and the finish of the Fastnet Race. Served by Plymouth Railway Station, the Theatre Royal and Drakes Circus Shopping Mall, each of which are considered within walking distance of The Hoe, as is the city's historic adjacent Barbican Quarter.





BASEMENT LEVEL  
APPROX. FLOOR  
AREA 818 SQ.FT.  
(76.0 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 477 SQ.FT.  
(44.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1296 SQ.FT. (120.4 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 illustration purposes only and should be used as such.  
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### ACCOMMODATION

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

### SERVICES

Mains water, gas, electricity and mains drainage.

### VIEWING

By appointment with Lawson

### OUTGOINGS

We understand the property is in band ' F ' for council tax purposes and the amount payable for the year 2024/2025 is £3,199.25 (by internet enquiry with Plymouth City Council). These details are subject to change.

### FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

These Floorplans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale. Energy Performance Certificates are produced by an external source and Lawson do not accept responsibility for their accuracy. Copyright Lawson 2024.

### BUYERS INFORMATION

Due to the Money Laundering Regulations 2019, we are required to confirm the identity of all our prospective buyers. We therefore charge buyers an AML and administration fee of £60 including VAT for the transaction (not per person). Please note we are unable to issue a memorandum of sale until the checks are complete.

Lawson themselves on behalf for the sellers/landlords of this property whose agents they are given notice that :- (1) These particulars are set out as a general outline for the guidance of prospective buyers/tenants and shall not form the whole or any part of a contract. (2) All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be materially correct but any intending buyer/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employ of Lawson has any authority to make or give any representation or warranty at all about the property. (4) No responsibility can be accepted for any expenses incurred by a prospective buyer/tenant in inspecting this property if it is sold, let or withdrawn.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

