



**The Grand, Elliot Street, Plymouth, PL1 2BE**

**£600,000 Share of Freehold**

**ATWELL  
MARTIN**  
ESTATE AGENTS







## The Grand

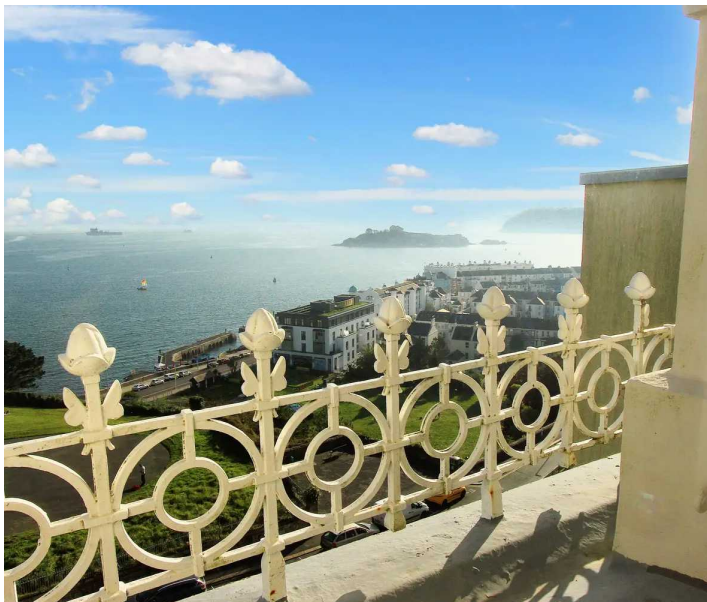
Elliot Street, Plymouth, PL1 2BE

We are delighted to present this exceptional 2 bedroom penthouse apartment, situated within the illustrious Former Grand Hotel in Plymouth. Spanning an impressive 2000 sqft, this residence offers a luxurious and spacious living environment.

Council Tax band: G

Tenure: Share of Freehold

- The Former Grand Hotel
- 2000 sqft Penthouse
- Stunning Views of Plymouth Sound
- Private Roof Terrace
- Securely Gated Under Ground Parking
- Two Large Double Bedrooms
- Fully Integrated Kitchen
- Modern Bathroom & En-suite
- Mezzanine Level
- Elegant and Immaculate Communal Areas



# The Grand

Elliot Street, Plymouth, PL1 2BE

We are delighted to present this exceptional 2 bedroom penthouse apartment, situated within the illustrious Former Grand Hotel in Plymouth. Spanning an impressive 2000 sqft, this residence offers a luxurious and spacious living environment for which we would like to Invite Offers to Purchase.

One of the standout features of this exquisite property is the incredible view of Plymouth Sound, providing a captivating backdrop to every-day life. Additionally, a private roof terrace offers the perfect sanctuary to unwind and sunbathe in absolute tranquillity.

Convenience is also at the forefront here, as the property boasts secure underground parking within a gated area, ensuring peace of mind for residents.

Inside, two generously proportioned double bedrooms provide ample space for rest and relaxation. The fully integrated kitchen is equipped with modern appliances, creating a seamless and efficient culinary experience. The property further benefits from a contemporary bathroom and ensuite, providing the ultimate in personal indulgence. An enchanting mezzanine level adds character and charm to this already impressive residence.

Elegantly designed communal areas complete the picture, showcasing the meticulous attention to detail that extends throughout the entire building.

This stunning penthouse apartment truly offers a unique and refined living experience and must be viewed to be fully appreciated.





### Entrance Hall

You enter the property via a solid fire door into a light and spacious hallway. The hallway provides access to all rooms and hosts two storage cupboards.

### Open Plan Living Area

The generously spacious living room is located at the front of the building and has two large windows allowing the uninterrupted views of Plymouth Sound. The living room also features a beautiful fireplace, area for dining and an area for a home office.

### Kitchen

The Kitchen is fully fitted with appliances ranging from a double oven, microwave, coffee machine, dishwasher and 4 cylinder hob. There is ample worktop space and cupboard units.

### Bathroom

The family bathroom is accessible via the main hallway. It is a three-piece suite consisting of; Bath with a shower over head, low level w/c and a his & hers wash hand basins.

### Main Bedroom

Mirroring the guest bedroom, the high vaulted ceilings continue and this room contains plenty of built in wardrobe space with two separate units for storing clothes e.t.c.

### Guest Bedroom & En-suite

The guest bedroom oozes natural light and boasts high vaulted ceilings. This bedroom has an en-suite consisting of a walk-in shower, low level w/c and wash hand basin.

### Mezzanine Level

Quite uniquely, this luxurious property offers a mezzanine level perfect for relaxing or reading books. The mezzanine area offers access out on to the private roof terrace.

### Roof Terrace

One of the real selling pieces of this apartment is the enormous private roof terrace which is perfect for social entertaining or catching a tan on this sun trap.



## TENURE & SERVICES

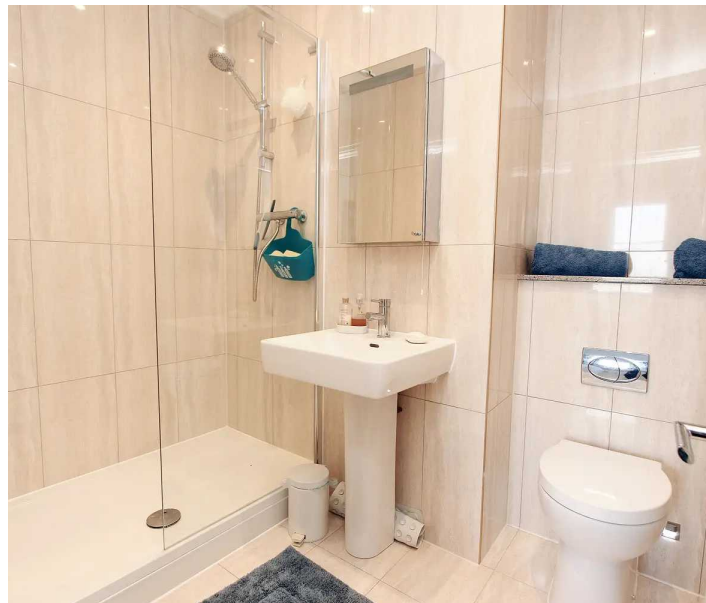
Tenure: Leasehold

Lease Length: 987 years

Service Charge: £5000 per annum

Council Tax Band: G

EPC: C







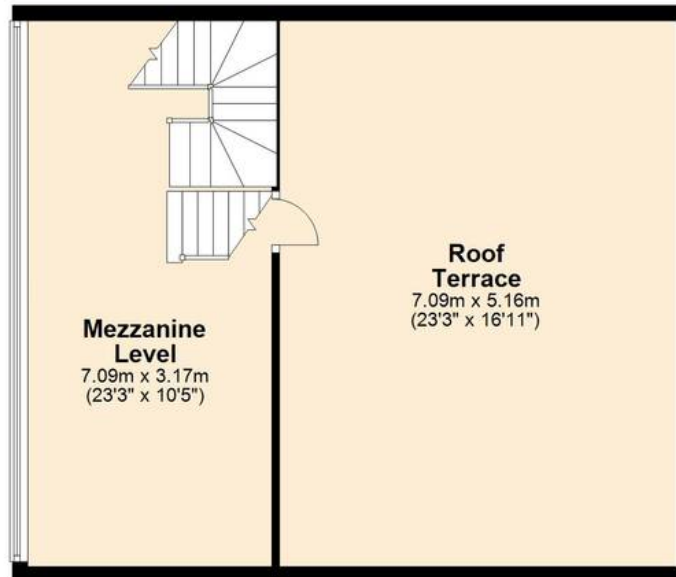
### Fourth Floor

Approx. 131.2 sq. metres (1412.7 sq. feet)



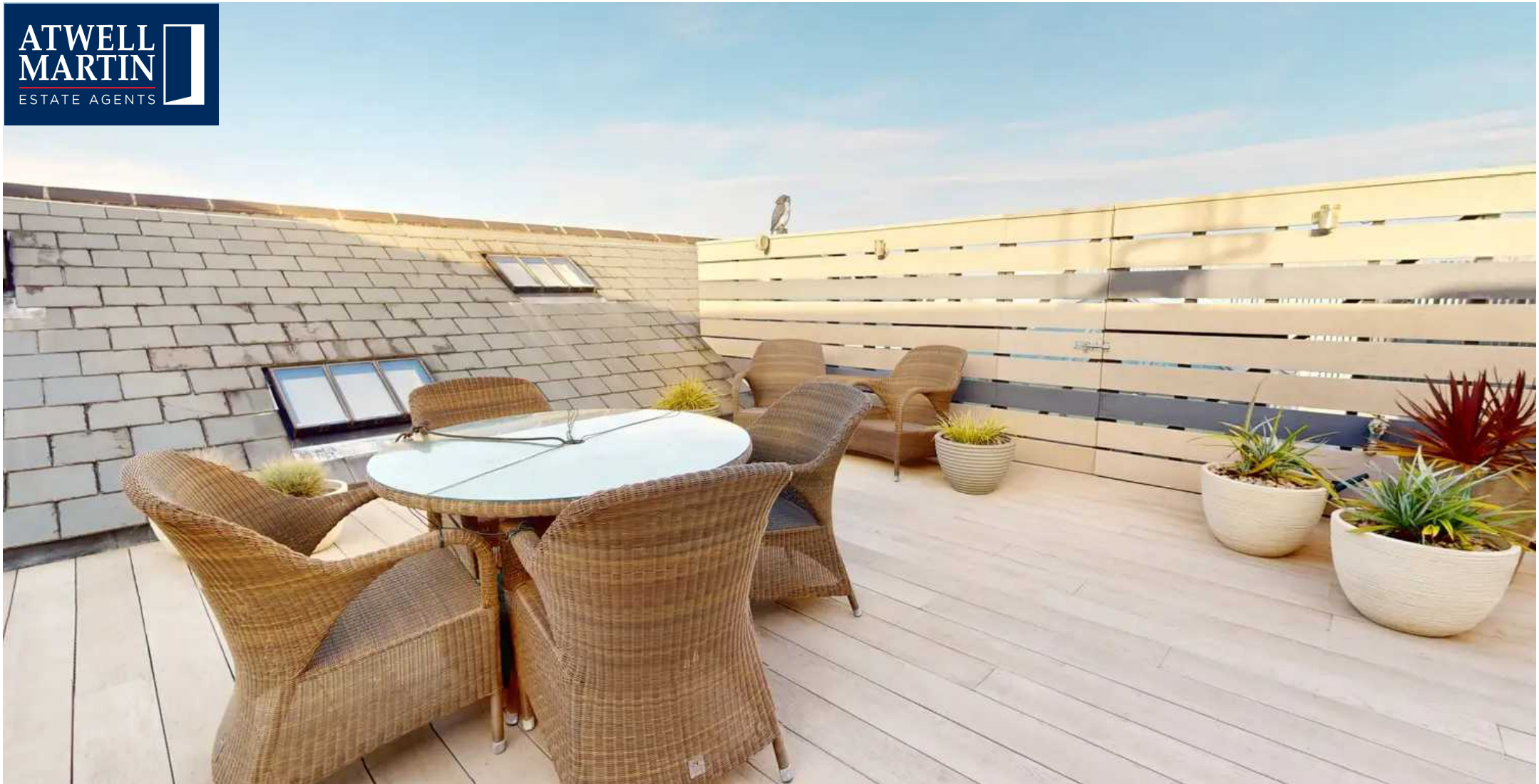
### First Floor

Approx. 59.8 sq. metres (643.2 sq. feet)



Total area: approx. 191.0 sq. metres (2055.9 sq. feet)





## Atwell Martin

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