



6 Holyrood Place, Plymouth, PL1 2QB

£160,000 Share of Freehold

**ATWELL  
MARTIN**  
ESTATE AGENTS





## 6 Holyrood Place, Plymouth

Fantastic first-floor flat near The Hoe, offering modern elegance with 2 double bedrooms. Features tall ceilings, integrated kitchen appliances, bay windows, and permit parking. Prime city centre location with strong investment potential. Ideal for homeowners or investors. Council Tax band: A

Tenure: Share of Freehold

- Located a Stones Throw from The Hoe
- Two Double Bedrooms
- First Floor Flat
- Share of Freehold
- Integrated Kitchen Appliances
- Access to Permit Parking
- Ideal Investment or First Time Buy
- Walking Distance to City Centre





## 6 Holyrood Place, Plymouth

Introducing an exceptional opportunity to acquire a sophisticated urban retreat just a stone's throw away from the iconic setting of The Hoe, this fantastic first-floor flat offers a blend of modern elegance and convenience. Boasting a share of freehold, this property showcases two generously proportioned double bedrooms, setting the stage for comfortable living in a prime location.

Upon entering the residence, you are greeted by the naturally light hallway leading to all principle rooms. To the right you will find the living room and front bedroom. the living room has a spacious feel with it's tall ceilings and bay fronted windows. The bedroom to the front is a double size and provides space for wardrobes/cupboards. The separate kitchen hosts an array of integrated appliances and ample worktop space. Opposite the kitchen you will find the bathroom hosting a tub with shower over and a low level wash hand basin. To the rear of the flat you will find a separate w/c and the second bedroom also boasting a generous size.

Noteworthy features of this property extend beyond its interior design. Offering the convenience of permit parking, residents can rest assured that their vehicles are securely accommodated. Furthermore, its close proximity to the vibrant city centre ensures a lifestyle enriched by the array of amenities and cultural offerings within walking distance.







Whether seeking an ideal investment opportunity or embarking on the exciting journey of first-time homeownership, this flat presents a versatile option for discerning buyers. Its strategic location not only ensures a comfortable living experience but also promises strong investment potential in a thriving urban environment.

**Permit**

1 Parking Space

**Tenure & Services**

**Tenure:** Share of Freehold

**Lease Length:** 998 years

**Service Charge:** £1200 per annum

**Council Tax band:** A

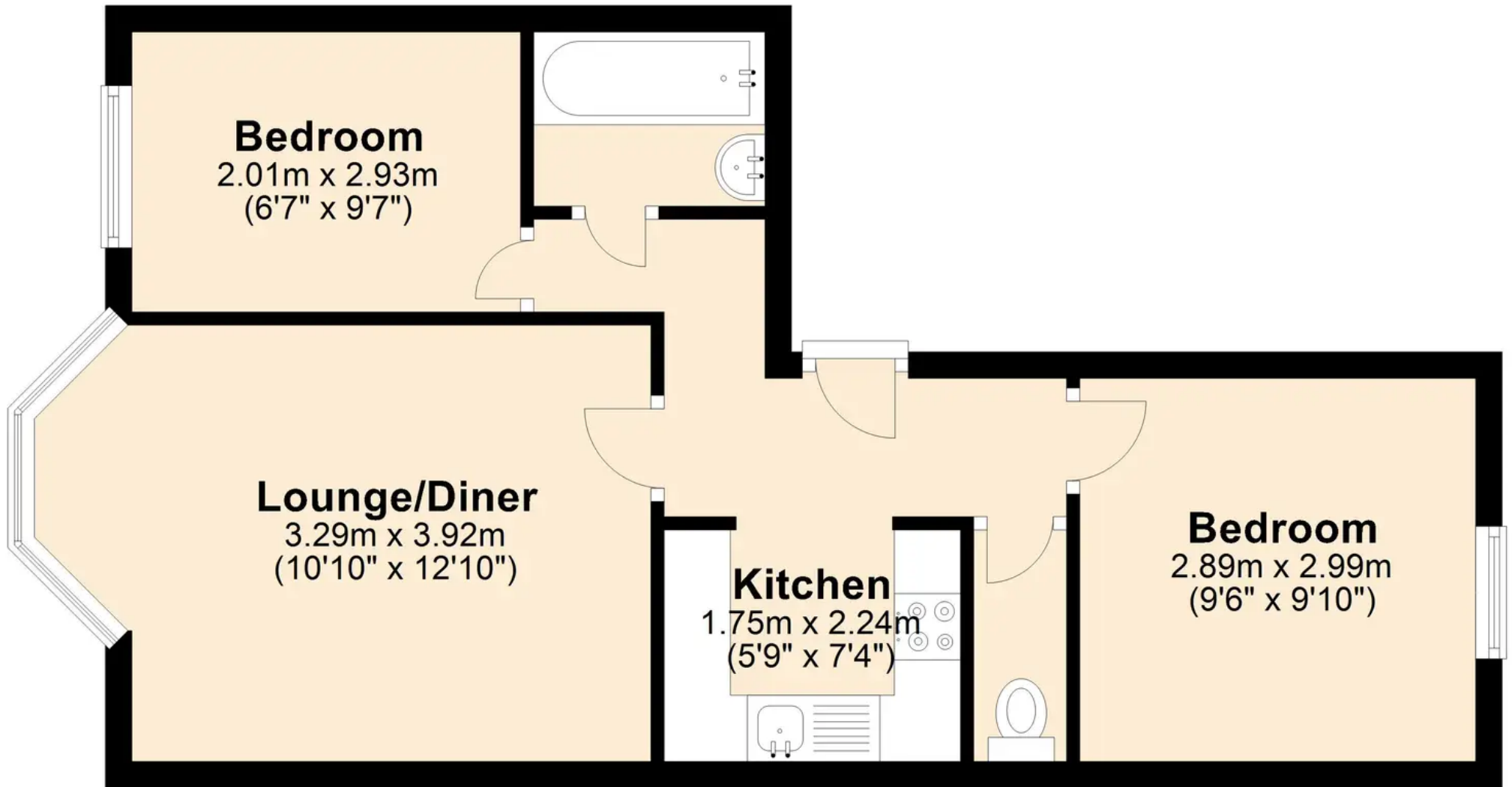
**EPC:** D





# First Floor

Approx. 42.0 sq. metres (452.1 sq. feet)



Total area: approx. 42.0 sq. metres (452.1 sq. feet)





## Atwell Martin

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