



Lady Hamilton House, 9 Nelson Gardens, Plymouth, PL1 5RH

£240,000 Share of Freehold EPC: Exempt





Lady Hamilton House

9 Nelson Gardens, Plymouth, PL1 5RH

Luxurious penthouse in Grade II listed Lady Hamilton House offers 3 double bedrooms, open living area, views of Plymouth Sound, parking for 2 cars, modern amenities, and elegant historic charm. Perfect blend of sophistication and comfort in prime location.

Council Tax band: C

Tenure: Share of Freehold

- Penthouse Apartment
- Three Double Bedrooms
- Large Open Plan Living
- Allocated Parking for Two Cars
- Grade II Listed Lady Hamilton House
- Views of Plymouth Sound
- Refurbished to an Immaculate Standard
- Four Piece Bathroom Suite
- Fully Integrated Kitchen
- Additional Visitors Parking



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Nestled within the prestigious Grade II listed Lady Hamilton House, this exquisite penthouse apartment presents a rare opportunity to embrace luxury living in the heart of Plymouth. Boasting three generously proportioned double bedrooms, this meticulously refurbished residence exudes sophistication with its large open plan living area. The property showcases views of Plymouth Sound, offering a serene backdrop to daily living. Indulge in the convenience of allocated parking for two cars, a coveted amenity in such a prime location. The apartment features a modern four-piece bathroom suite and a fully integrated kitchen, creating a seamless blend of contemporary comforts within a historic setting. Discerning buyers seeking a harmonious fusion of elegance and modernity will find solace in this immaculate abode.





Off street

2 Allocated Parking Spaces

Visitor Parking

Tenure & Services

Tenure: Share of Freehold

Lease Expiry: 10/05/2114 (89 years remaining)

Service Charge: £3676.18 per annum (which includes water rates)

Ground rent: £0.00

Council Tax Band: C

EPC: Exempt

Please note there is an additional fee of £1590.75 per annum for the reserve fund







 **Matterport Property Report:**

Nelson Gardens

Indoor Scanned Area - Full Property 80.8 m² | Floor 1 80.8 m²

Sizes and dimensions are approximate, actual may vary

Visit 3D space on
 **Matterport**





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