



**The Esplanade, The Hoe, Plymouth, PL1 2PJ**  
**£495,000 Share of the Freehold**



## The Esplanade

The Hoe, Plymouth, PL1 2PJ

Charming two bedroom garden flat in a Grade II Listed building on Plymouth Hoe. Period features, modern kitchen, stunning views, prime location near amenities and transport links.

Council Tax band: D

Tenure: Share of Freehold

Service Charge: £376.31

- A Two Bedroom Garden Flat offering spectacular views over Plymouth Hoe towards Plymouth Sound
- The property is in lovely condition throughout and has been sympathetically modernised
- Accommodation includes a large living room with feature Fire Place and large Art Nouveau Cast Iron Radiators
- Two double bedrooms and a nicely sized Shower Room
- A pleasant Kitchen has been recently fitted with feature Ceiling lighting
- To the front is the enclosed and good sized walled Garden that offers borders and beds, offering views towards Plymouth Sound and Drakes Island
- Unusually, the Garden also enjoys the benefit of a side access that runs the length of the property - A gardeners delight!
- A Ground floor Garden Flat within a Grade II\* Listed Building situated on Plymouths historic Hoe Promenade
- Recently fitted Kitchen and Bathroom with Travertine tiles



# The Esplanade, Plymouth PL1 2PJ

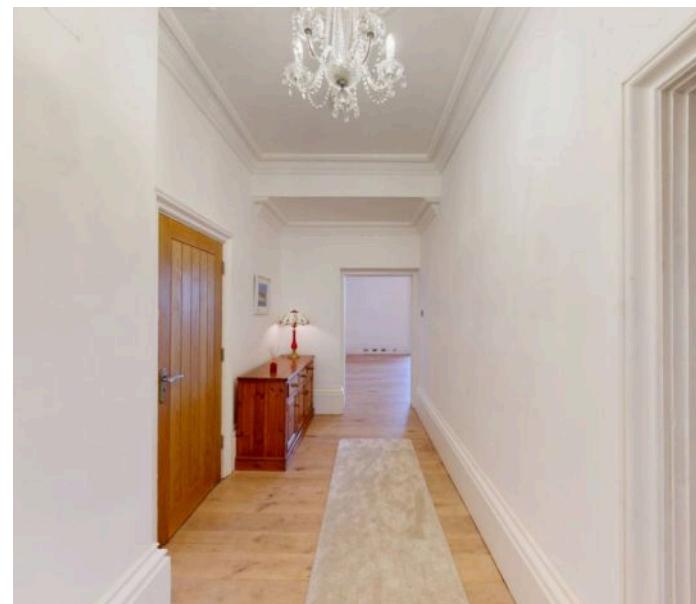
The Hoe, Plymouth

Step into a piece of Plymouth's rich heritage with this charming two bedroom garden flat, gracefully set within a Grade II\* Listed building on the historic Hoe Promenade, offering some of the city's most spectacular views across Plymouth Hoe and out towards the sparkling waters of Plymouth Sound. Inside, the property welcomes you with an inviting blend of period character and modern comfort, all lovingly maintained and sympathetically updated to create a truly special home. The large living room is a real highlight, featuring a striking fireplace that draws the eye and beautiful cast iron radiators that nod to the building's history, making it the perfect space to relax or entertain while taking in the ever-changing coastal scenery.

Both bedrooms are generous doubles, offering plenty of space for restful nights and peaceful mornings, while the well-sized shower room combines practicality with style. The kitchen, recently fitted and thoughtfully designed, boasts feature ceiling lighting that adds a touch of contemporary flair to the classic setting, making meal prep a pleasure whether you're cooking for two or a few friends.

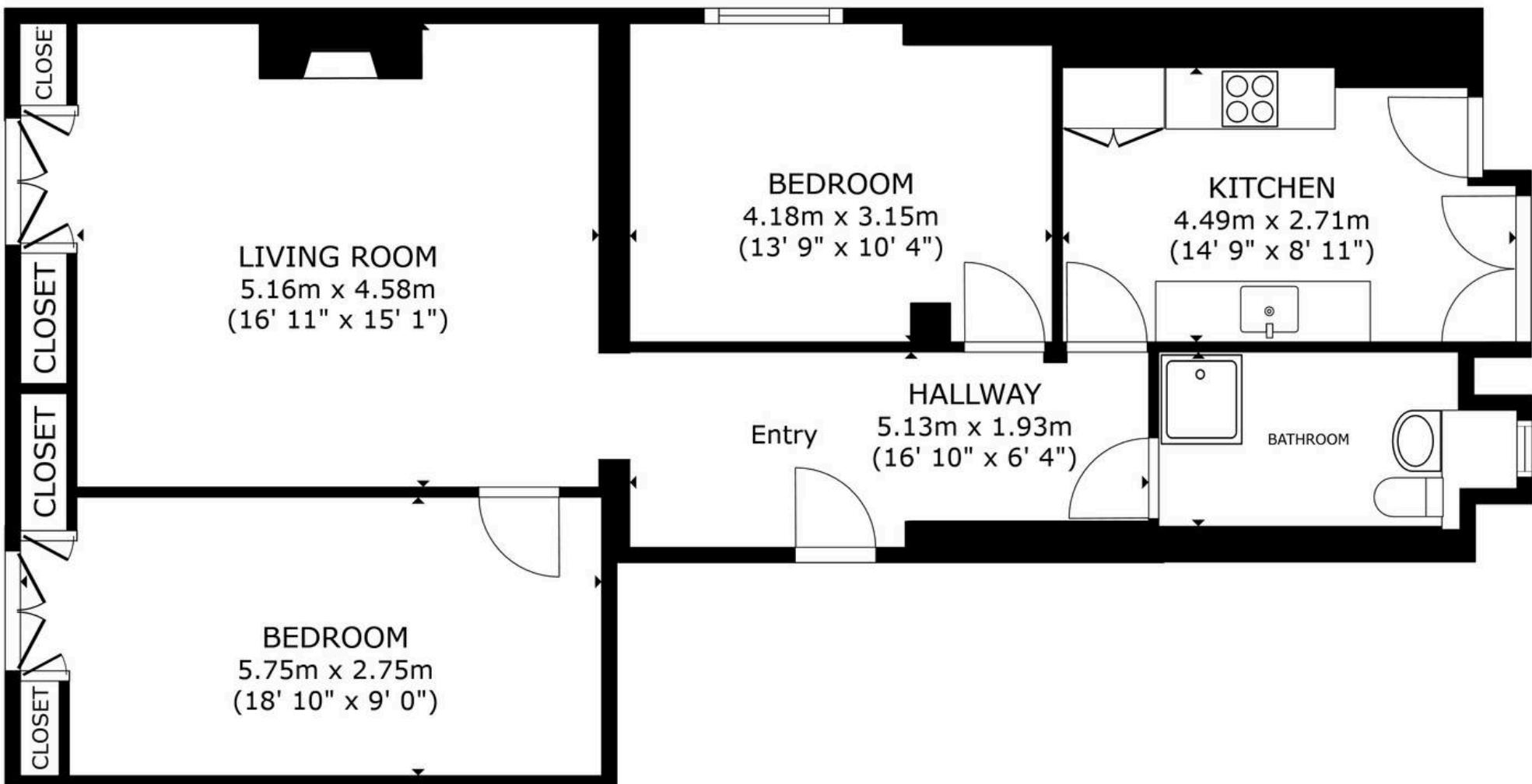
The property offers owners the benefit of a Residential Permit Parking scheme run by Plymouth City Council.











## FLOOR PLAN



## Atwell Martin

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