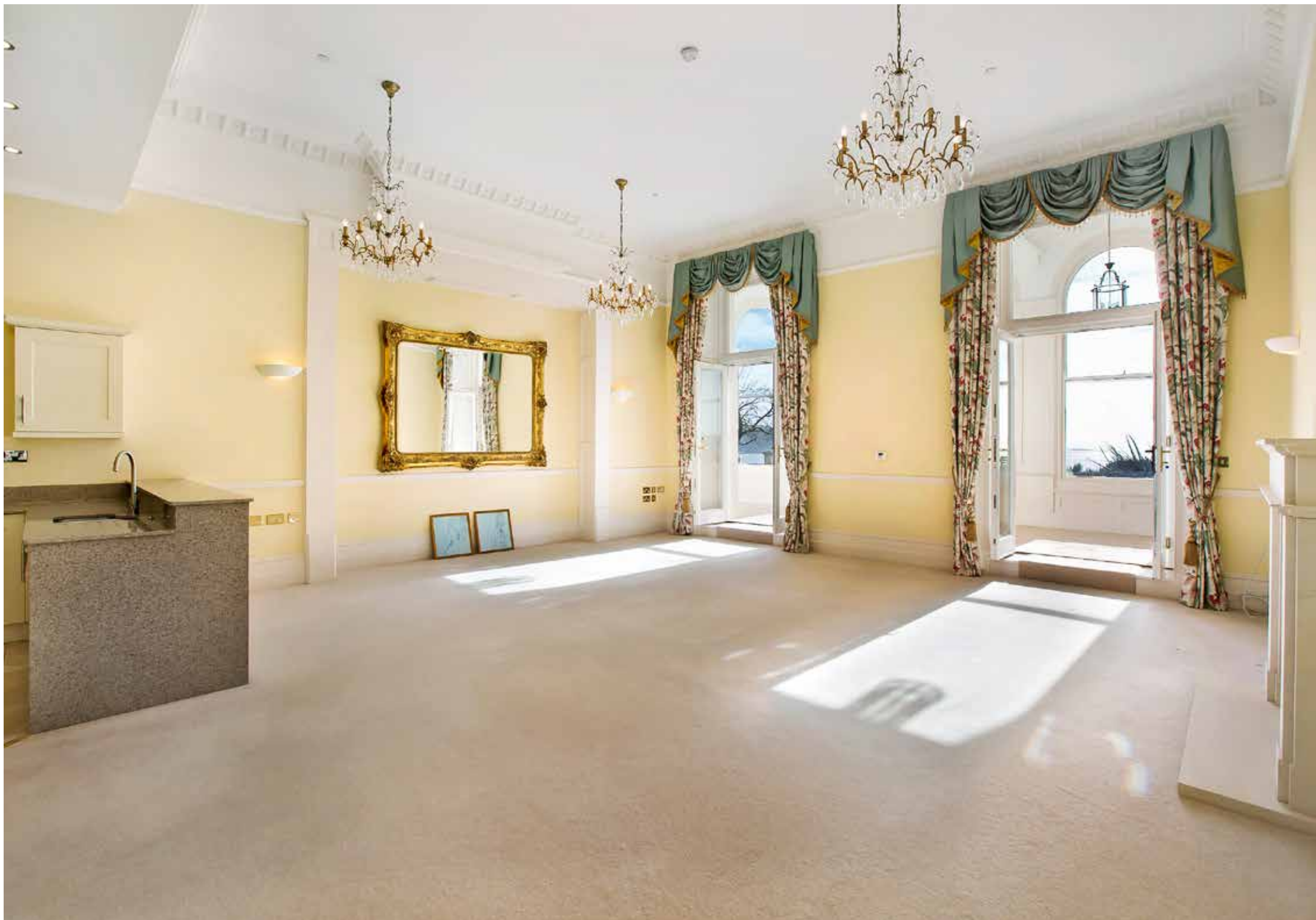


The Grand, Elliot Street, The Hoe, Plymouth, PL1 2BE





5 The Grand, Elliot Street, The Hoe, Plymouth, PL1 2BE

A stunning two double bedroom duplex apartment with open plan reception room, two double bedrooms, two en-suites, orangery, locable stock, one allocated parking space, outstanding sea views and great location.

- 1842 sq. ft.
- Central Location
- Sea Views
- Open Plan Reception Rooms
- Two Double Bedrooms
- Two-En-Suites
- Dressing Area
- Orangery
- Allocated Parking Space
- Lockable Store

Plymouth City Centre	1 Miles
Plymouth Railway Station	1.1 Miles
Truro	56.6 Miles
Exeter	45 Miles
Exeter Airport	68.6 Miles



Atwell Martin, 65 Southside Street, The Barbican, Plymouth, PL1 2LA
Tel: 01752 202121 Email: plymouthsales@atwellmartin.co.uk

SUMMARY

A stunning two bedroom duplex apartment with outstanding sea views across Plymouth Sound located within this magnificent Grade II Listed building formally known as The Grand Hotel.

This duplex apartment offers 1,827 sqft of accommodation which include an open plan reception room, kitchen fitted with high gloss units, quartz worktops and incorporates a range of integrated appliances. There is also a cloakroom, 2 double bedrooms, 2 en-suites, dressing area/orangery, lockable store, secure allocated parking.

LOCATION

The Grand occupies a prime position on Plymouth's historic Hoe Promenade and takes its place alongside a fine example of decadent and imposing listed buildings that dominate The Hoe. Plymouth Sound, with its impressive maritime history, provides captivating scenery with passing naval and commercial vessels, small craft sailing boats and The British Firework Championships from Mount Batten Pier in the summer. The Barbican with its array of restaurants, boutique shops and cobbled streets is within easy walking distance together with the city centre offering a wide selection of shopping and recreational facilities.

DESCRIPTION

A magnificent duplex apartment occupying a superior position within the building and enjoying superb south facing sea views across The Hoe and Plymouth Sound.

The apartment is entered at ground floor level via an opulent communal hallway and residents lounge area.

The entrance door opens into a wide hallway with guest cloakroom and double doors into a spectacular open plan reception room. There is an array of period features including high ceilings with decorative coving and two sets of full height French doors opening into an orangery extending the full width of the apartment. The views from both the reception area and orangery are truly exceptional.





The kitchen area has been fitted with high gloss units with quartz worktops and incorporates a range of integrated appliances to include 4 ring electric ceramic hob, extractor over, fan assisted oven and grill under, dishwasher, fridge/freezer, microwave, double oven and coffee making machine.

On the lower floor there are two large double bedrooms with a luxuriously appointed en-suite shower and bathroom. From both bedrooms there are glazed double doors opening onto the lower orangery/dressing area which again extends the full width of the apartment.

PARKING

Secure underground allocated parking space with lift access to the apartment.

TENURE & SERVICES

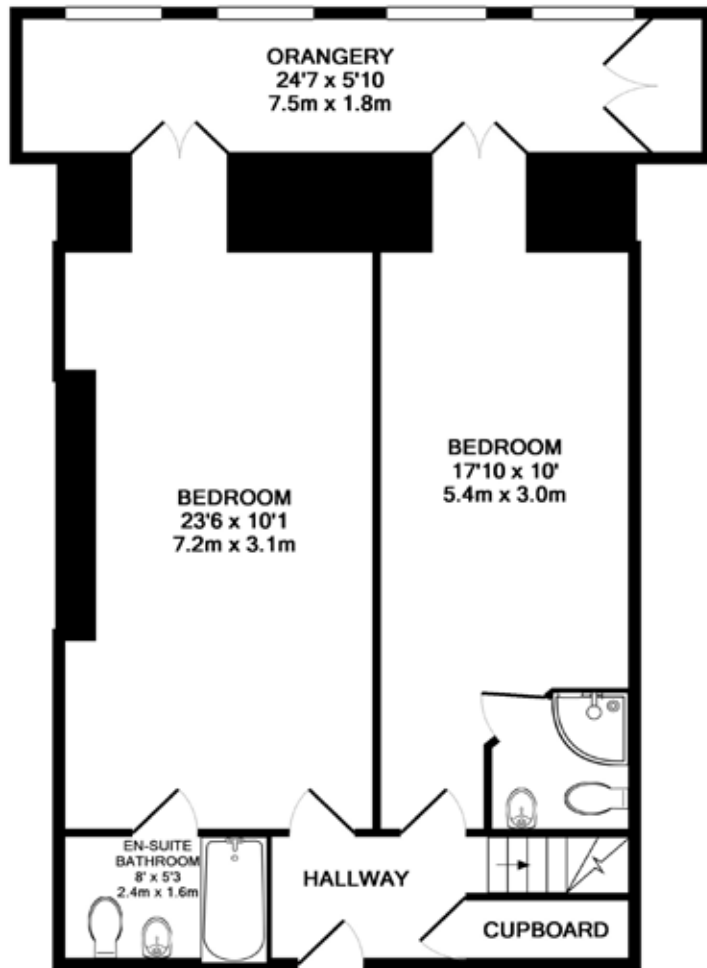
Leasehold: 999 year lease commencing in 2003.
Service Charge: Approx. £3152.14 per annum.
Ground Rent: £400 per annum.

Car Park Ground Rent: £100 per annum.
Services: Mains Electric, water, drainage and gas central heating.
Council Tax: Band G

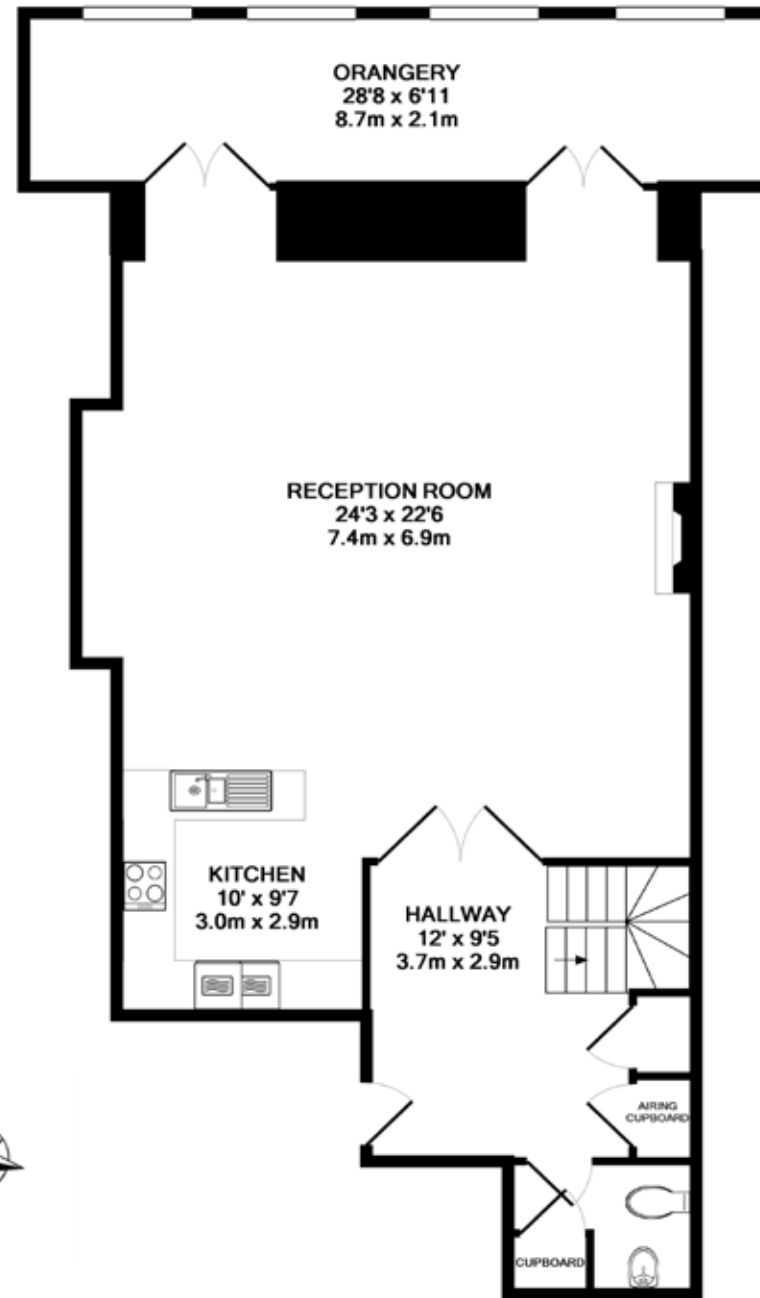
PRICE: £495,000







LOWER GROUND FLOOR
APPROX. FLOOR
AREA 807 SQ.FT.
(74.9 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 1036 SQ.FT.
(96.2 SQ.M.)



TOTAL APPROX. FLOOR AREA 1842 SQ.FT. (171.1 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 illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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