



LANG  
& COUNTRY

Flat 5, 12 The Crescent, The Hoe, Plymouth, Devon, PL1 3AB

# Price £138,000



The Crescent is an attractive development of stylish modern apartments occupying a superb central location, within easy walking distance of the historic Hoe, Plymouth City Centre, Theatre Royal and the emerging waterfront at Millbay. The nearby King Point Marina also provides an exciting opportunity for boating enthusiasts, while the surrounding area offers an excellent choice of restaurants, cafés, shops and leisure facilities.

This impressive terrace of Grade II listed buildings has undergone a renaissance in recent years, with many of the properties now thoughtfully converted into highly desirable residential homes. Combining the charm and character of the original architecture with the convenience of modern apartment living, The Crescent provides an enviable city-centre lifestyle.

An original front door opens into an elegant communal entrance hall, with stairs and a lift providing access to the upper floors. The apartment itself is situated on the first floor and is approached via an inner hall, with doors leading to the principal rooms.

The impressive reception room is a particular highlight, and original-style sash windows which allow an abundance of natural light to flood the space. High ceilings enhance the sense of space, while the beautifully presented lounge/diner provides an ideal setting for both relaxing and entertaining.

The contemporary kitchen is exceptionally well appointed, with triple arched windows to the rear, incorporating a range of stylish gloss-fronted wall and base units complemented by solid work surfaces. A comprehensive range of integrated appliances includes a larger fridge/freezer, dishwasher, washer/dryer, oven and electric hob.

The master bedroom enjoys a pleasant southerly aspect and benefits from an original sash window, providing excellent natural light. The beautifully appointed en-suite shower room comprises a shower, WC and wash hand basin, with part-tiled walls and a heated towel rail completing the contemporary finish.

Externally, the property benefits from an allocated parking space, a particularly valuable feature given the highly convenient central location.

**Agents' Note:** The apartment benefits from lift facilities and a secure communal lobby with individual postal boxes.

An early viewing is highly recommended to fully appreciate this beautifully presented apartment, which successfully combines period character, stylish modern accommodation and an exceptional central location.

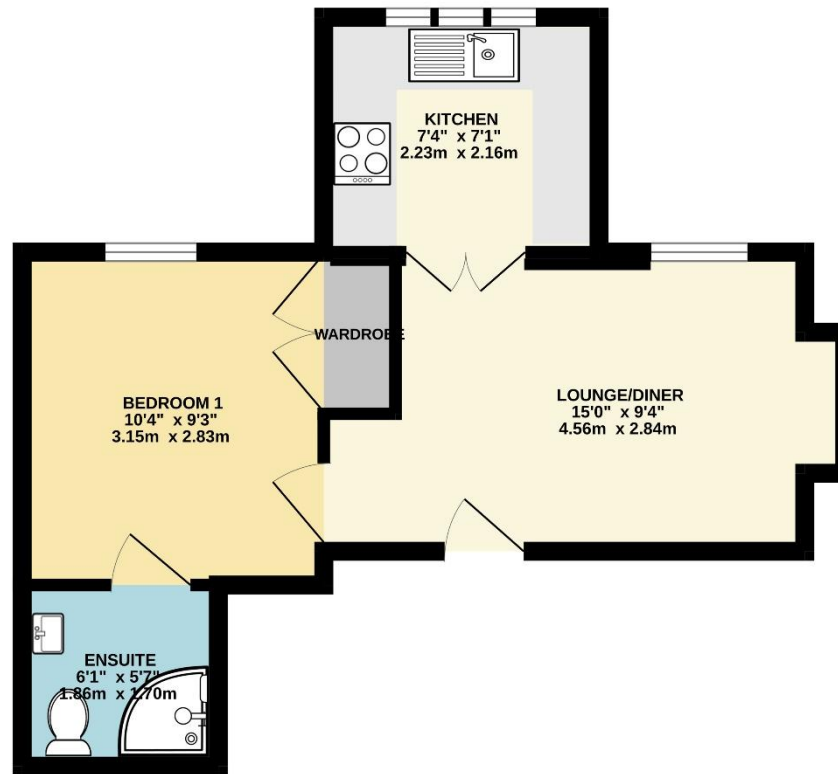
We understand the apartment is held on Lease with 989 years remaining and subject to a service charge of approximately £2,200 per year, but this is subject to periodic review. The above information is provided in good faith although we would recommend that prospective purchasers consult their own solicitor for formal verification.



To view this property call Lang Town & Country Estate Agents on **01752 256000**



## FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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