Julian Marks ESTATE AGENTS | PEOPLE, PASSION AND SERVICE



93C Citadel Road

The Hoe, Plymouth, PL1 2RN

£189,950

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Superbly situated first floor apartment close to Plymouth Hoe, the waterfront and the city centre. The accommodation comprises a hall, lounge, kitchen/dining room, 2 bedrooms and bathroom. To the rear, there is a dedicated parking space.







CITADEL ROAD, PLYMOUTH, PL1 2RN

ACCOMMODATION
From the communal hallway, a front door opens into the hall.

ENTRANCE HALL
Providing split-level access for the accommodation. Loft hatch. Laminate flooring. Window to the side elevation.

LOUNGE 13'8 x 11'8 (4.17m x 3.56m)
Sash window to the front elevation. Feature high ceiling with coving and ceiling rose. Picture rail. Chimney breast with fireplace (decorative, not functional). Laminate flooring.

KITCHEN/DINING ROOM 11'3 x 9'10 (3.43m x 3.00m)
Situated to the rear of the apartment. Space for dining table and chairs. Range of base and wall-mounted cabinets with matching fascias, work surfaces and tiled splash-backs. Stainless-steel single drainer sink unit. Built-in oven. 4-burner gas hob with a cooker hood above. Space for washing machine. Space for tumble dryer. Space for fridge. Wall-mounted gas boiler. Laminate flooring. Window to the rear elevation.

BEDROOM ONE 13'2 x 12'1 (4.01m x 3.68m)
Window to the rear elevation. Chimney breast with built-in storage either side. Feature high ceiling with coving and ceiling rose. Picture rail. Laminate flooring.

BEDROOM TWO 13'9 x 8'9 (4.19m x 2.67m)
Sash window to the front elevation. Feature high ceiling with coving and ceiling rose. Picture rail. Laminate flooring.

BATHROOM 7'2 x 5'9 (2.18m x 1.75m)
Comprising a claw and ball-footed roll-top bath with a shower over and shower rail and curtain, matching period basin and wc. Towel rail/radiator. Partly-panelled walls.

OUTSIDE
Parking space to the rear.

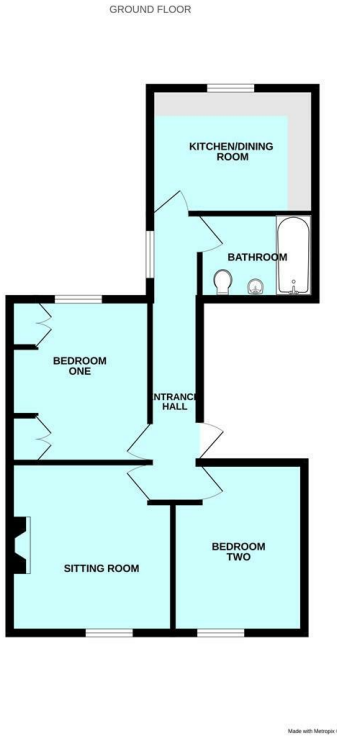
COUNCIL TAX
Plymouth City Council
Council tax band A

AGENT'S NOTE
The property is leasehold with 964 years remaining of a 999 year lease. There is no fixed service charge. The building is owner-managed and costs are shared between the four flats as required. There is no ground rent.

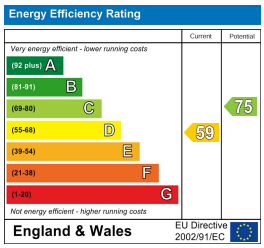
Area Map

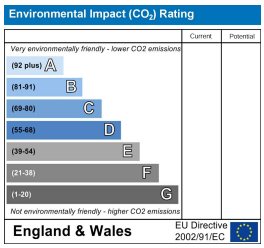


Floor Plans



Energy Efficiency Graph





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