



Apartment 54, Peirson House, Notte Street

The Barbican, Plymouth, PL1 2BT

£300,000



Located on the 4th floor in Peirson House is this stunning, south-facing apartment. You enter the property into a spacious entrance hall, which gives access to the open-plan living space, both bedrooms, utility cupboard & additional bathroom. The utility cupboard has plumbing & space for a washing machine & tumble dryer. The open-plan living space runs the full width of the apartment & has a large lounge area which leads out onto the terrace with a beautifully presented kitchen. The room is divided by a breakfast bar. The kitchen is superbly presented with a wide range of gloss wall & base mounted units, a work surface & range of integral appliances. There is a composite sink drainer unit with a mixer tap & glass splash-backs. Both bedrooms are a good double size, with built-in wardrobes & give access out onto the terrace. The main bedroom has an en-suite shower room. The bathroom has a matching suite to the en-suite shower room comprising a bath with a shower overhead. Externally, the property has a large south-facing terrace which is accessed via the open-plan living space & both bedrooms. The residents gardens are superbly presented, with an artificial lawn, large patio with a pergola & water fountain. The property has an allocated parking space located in the secure underground car park.



PEIRSON HOUSE, NOTTE STREET, THE BARBICAN, PL1 2BT

APARTMENT

"Peirson House" is perfectly nestled between the City Centre & The Hoe, allowing easy walking distance access to a host of local amenities including The Barbican, Plymouth Hoe & The Royal William Yard. Built in 2021 & located on Plymouth Hoe, Peirson House is a superb modern building finished to a wonderful standard. The building has a modern & sleek entrance atrium, with 2 lifts, beautiful residents gardens & a secure underground car park.

COMMUNAL ENTRANCE

The main building is entered via a phone entry system for pedestrians at the front or by the secure under ground parking area.

ACCOMMODATON

A door opens into the apartment with entrance hall.

ENTRANCE HALL 16'1" narrowing to 4'0" x 8'0" narrowing to 4'3" (4.91m narrowing to 1.23m x 2.45m narrowing to 1.3m)

Doors leading to the open-plan lounge/kitchen/diner, bedrooms, bathroom & utility cupboard. Twin doors open into the storage cupboard. Wood effect laminate flooring.

UTILITY CUPBOARD 7'6" x 3'4" (2.3m x 1.03m)

Wood effect laminate flooring. Plumbing & space for a washing machine. Heat exchange system.

OPEN-PLAN LOUNGE/KITCHEN/DINER 28'6" x 11'10" (8.71m x 3.63m)

Wood effect laminate flooring. In the kitchen there are matching base & wall mounted units to include: fitted oven, microwave, integral fridge/freezer & integrated dishwasher. Square edge worktops have inset 4 ring hob & 1.5 bowl sink unit. Incorporating a breakfast bar. Ample space for dining table & sofas in the lounge area. Wall-mounted upright radiator. Ceiling spotlights. Sliding double glazed patio door which opens to the south-facing balcony with views towards Plymouth Hoe.

BEDROOM ONE 16'3" x 9'2" maximum (4.97m x 2.81m maximum)

Fitted wardrobes with hanging rail, shelving & mirrored doors. Door opens to the en-suite & a sliding double-glazed patio door which opens to the south-facing balcony with views towards Plymouth Hoe.

EN-SUITE 9'1" x 4'11" (2.79m x 1.51m)

Attractive matching suite of walk-in shower cubical with twin shower-heads both rainfall & handheld, close coupled wc with wash hand basin inset into white high gloss vanity storage cupboards below. Chrome heated towel rail. Tiled walls & floor. Ceiling spotlights. Extractor fan.

BEDROOM TWO 12'1" x 8'10" (3.69m x 2.7m)

Fitted wardrobes with hanging rail, shelving & mirrored doors. Sliding double-glazed door opens onto the sun terrace with views towards Plymouth Hoe.

BATHROOM

Matching suite of panelled bath with a fitted shower over, close coupled wc with hidden cistern & wash hand basin inset into white high gloss vanity storage cupboards below. Chrome heated towel rail. Part-tiled walls. Tiled floor. Ceiling spotlights. Extractor fan.

OUTSIDE

The apartment has a south-facing balcony running the full width of the lounge & 2 bedrooms. The residents gardens are superbly presented, with an artificial lawn, large patio with a pergola & water fountain. The property has an allocated parking space located in the secure underground residents car park.

TENURE

Leasehold with a term of 250 years with a start date of 23/12/2021 & circa 245 years remaining. An annual service charge of £2,070 and an annual ground rent of £200. Managed by Peirson House Management Company.

COUNCIL TAX

Plymouth City Council
Council Tax Band: C

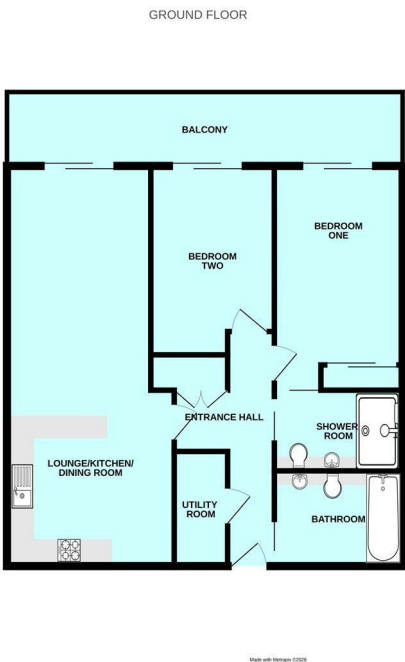
SERVICES

The property is connected to all the mains services: gas, electricity, water and drainage.

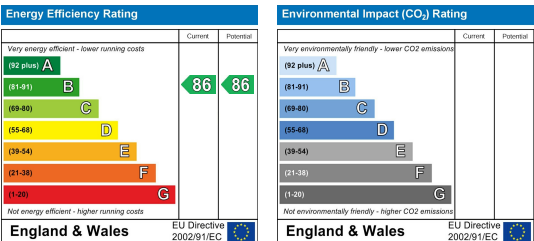
Area Map



Floor Plans



Energy Efficiency Graph



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