



Apartment 7, Rivage,  
2 Hoe Road, Plymouth, Devon, PL1 3DE



# O.I.E.O £1,260,000

Lang Town and Country are delighted to present to the market this truly fantastic and rare opportunity to acquire a top floor apartment within one of Plymouth Hoe's most sought after developments. The Rivage apartments are a landmark development set on Plymouth's historic Hoe renowned for its breath-taking panoramic views across the famous Sound. It allows you to take in the activity both on and off the water between the Tamar and Cattewater Estuaries and beyond.

The development is well positioned to enjoy all the city has to offer both on the water and nearby with a choice of marina's either side of the Hoe. Within walking distance there are a choice of restaurants, cafés in the Barbican area or slightly further out to the Royal William Yard. For those looking for Culture, the Theatre Royal is a short distance away in the city centre.

The apartments, circa 2015, has been thoughtfully designed. There is a lift from the underground parking area to each floor of the building. The apartment benefits from 2 tandem parking spaces within the gated car parking area.

In brief, this exceptional apartment comprises of: Entrance Hall where there is a video entry system and access to all primary rooms. There are 3 bedrooms. Bedroom 3 is currently utilised as a study/office, there are 2 further double sized rooms, both with built in storage. The master benefits from an en-suite shower room. The luxury fitted en-suite comprises a "walk in" double shower with wall mounted hand basin, low level w.c., heated ladder towel rail, large mirror, and tiled walls & floor. The fabulous family bathroom offers a bath with shower over, wall mounted sink, Low Level w.c., mirror and heated ladder towel rail. A useful utility cupboard in the hallway houses a washing machine and dryer and the boiler servicing the heating and hot water systems.

Double doors lead into the spectacular and beautifully presented open plan living area. The kitchen area benefits from a variety of wall and base mounted white gloss units including a breakfast bar, where there is further storage. There are a variety of integrated "Neff" appliances namely undercounter fridge, freezer, microwave, hob, oven, and overhead extractor hood. This light and airy room is dual aspect with windows to the front and side elevation. There are French doors leading to the balcony, the views from here are simply stunning and arguably the best in the city across the Hoe Promenade, Plymouth Sound, Drake's Island, Jenny Cliff, and the Rame Peninsula Coastline.

Lang Town and Country would highly encourage an internal inspection of this beautiful apartment to appreciate everything it has to offer.

## Agents Note

We are advised that the owner is in the process of purchasing a share of the freehold at a cost of £10,000. This is being dealt with currently as a separate transaction however we are advised the owner is willing to pass her share of the freehold to the new owners upon completion.

## Lease Information

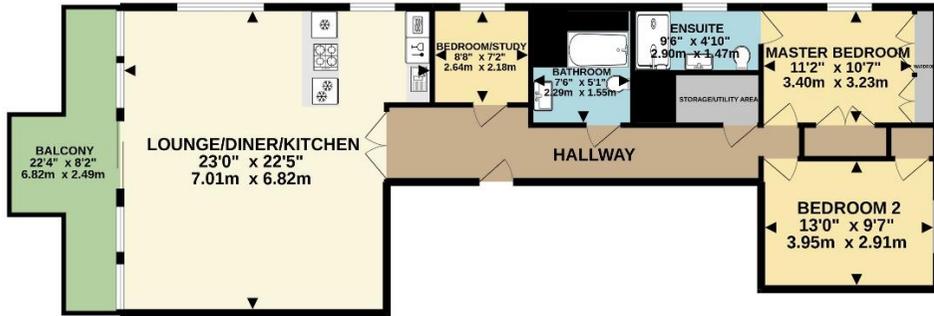
We understand the apartment is held on Lease with 993 years remaining and subject to a service charge of approximately £2,680 per year and an annual ground rent of a £400. The above information is provided in good faith although we would recommend that prospective purchasers consult their own solicitor for formal verification.



To view this property call Lang Town & Country Estate Agents on [01752 200909](tel:01752200909)



### 3RD 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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