



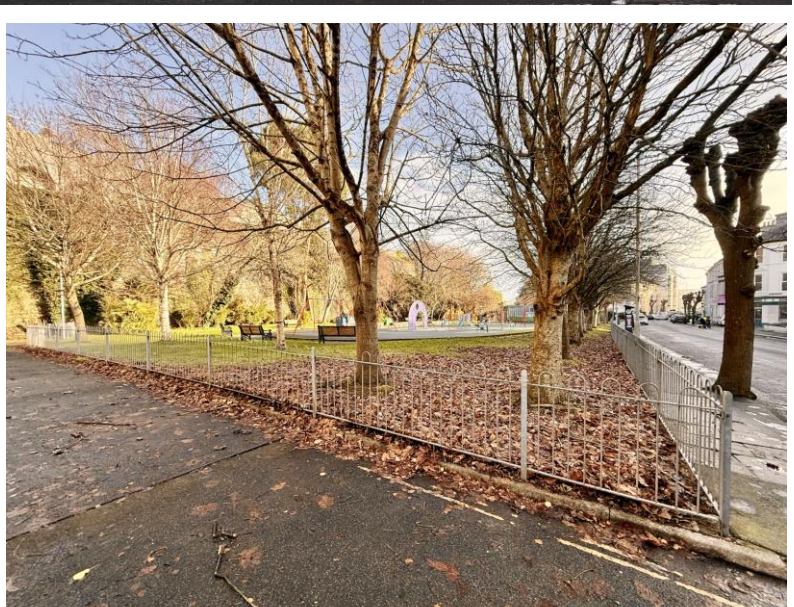
# Falcon

01752 600444

## Flat 7, 6-8

Pier Street, Plymouth, PL1 3BS

Guide Price £130,000 - £140,000







## In Brief

### Top floor Flat Prime location

**Reception Rooms** Open Plan Living - Dining - Kitchen area

**Bedrooms** One bedroom

**Area** 396 Sq Ft

**Tenure** Share of Freehold

**Parking** Private car parking

**Council Tax** A

## Description

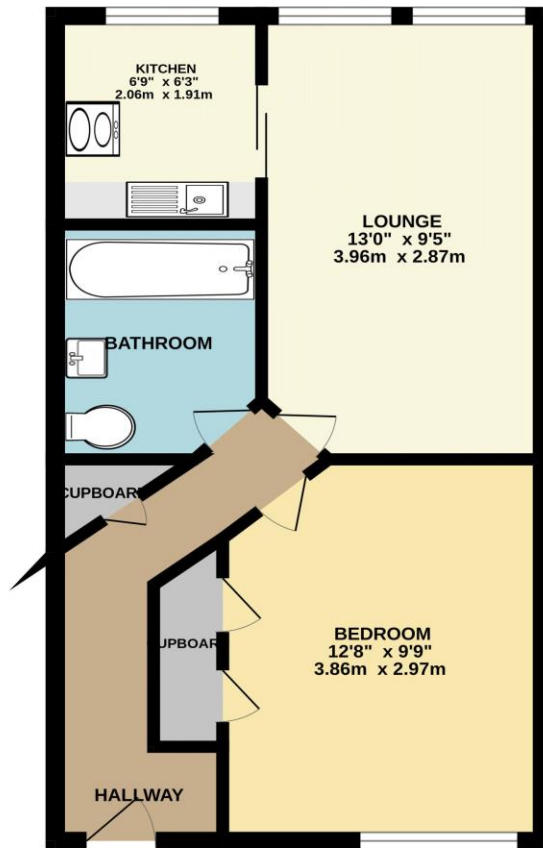
Nestled in the heart of the sought-after West Hoe area, this impressive top floor, purpose-built apartment offers an excellent opportunity for first-time buyers or investors alike. The property offers the perfect blend of contemporary living and coastal charm. Just a short stroll from the iconic Plymouth Hoe. The property is well presented throughout and benefits from a bright and spacious open-plan living, dining and kitchen area, creating a modern and sociable living space. There is a well-proportioned double bedroom and a separate bathroom, all maintained in very good condition. A unique feature of the apartment is the small outside space, which leads down to the communal staircase. Offered to the market chain free and located within easy reach of Plymouth's city centre, Steps away from the waterfront, local transport links and local amenities, this property combines convenience, character and value. Share of the freehold 999yrs Lease Must be viewed to be fully appreciated.

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## Floor Plans

GROUND FLOOR  
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA : 396 sq.ft. (36.8 sq.m.) approx.  
Made with Metropix 6/2026



## Fixed Price Conveyancing

A complete solution from just £600 with No sale – No Fee








We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property; or sight of any consents, including Planning Permissions, building Regulations and Breaches of Covenants that may be required for alterations to the property. A buyer is advised to obtain verification from their Solicitor and/or Surveyor. Items shown in photographs are NOT included unless specifically mentioned within the Sales Particulars. Any floor plans on these details are not drawn to scale and are intended for guidance only

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**Your home may be repossessed if you do not keep up repayments on your mortgage.**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
EU Directive 2002/91/EC		
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