



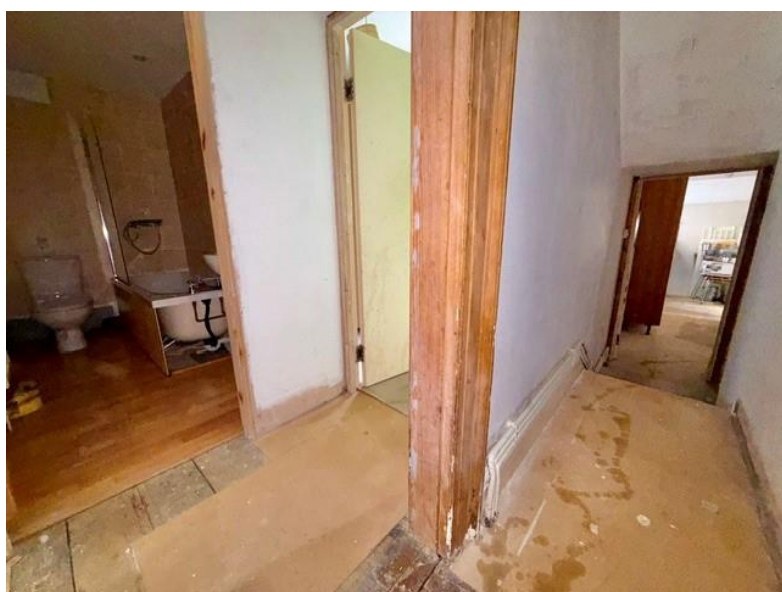
Falcon

01752 600444

GFF 39

Citadel Road, Plymouth, PL1 3BG

£75,000





In Brief

Prime Hoe Location. Ground Floor Apartment With Fantastic Potential

Reception Rooms Large living room

Bedrooms Double bedroom

Heating Gas central heating

Area 514 sq ft

Tenure Leasehold

Parking On street parking subject to a permit

Council Tax A

Description

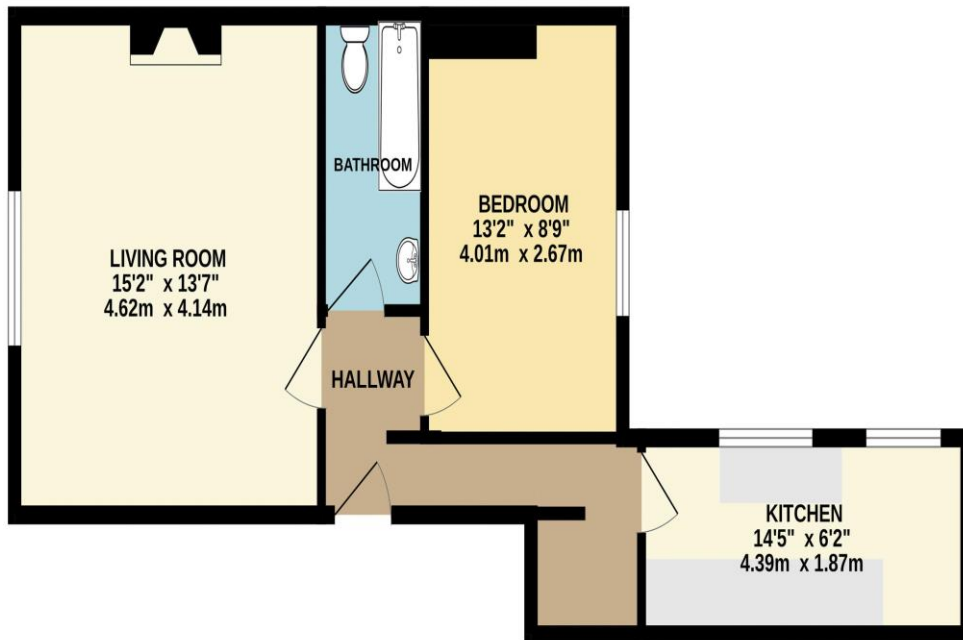
GROUND FLOOR APARTMENT IN A PRIME HOE LOCATION We are acting in the sale of the above property and have received an offer of £73,500 Any interested parties must submit their offer in writing to the selling agent within 14 days of the date of this notice. If no further acceptable offers are received during this period, the property will be marked as Sold Subject to Contract (SSTC) and no further offers will be accepted while under this status. Date of Notice: 10/09/26 Occupying a superb position on Plymouth's historic Hoe, this ground floor one double bedroom apartment represents an excellent opportunity for those looking to add their own style and value. The property would benefit from updating and refurbishment throughout, providing a blank canvas for the new owner to modernise to their own taste. The accommodation includes a good-sized living room, a fitted kitchen to the rear with a range of modern-style units which could be further extended, a double bedroom and a bathroom fitted with a modern white suite incorporating a shower attachment over the bath. Redecoration throughout would complete the transformation. The property also benefits from gas central heating and UPVC double glazing. The location is a real highlight, being just a short stroll from the fabulous West Hoe and its iconic promenade, with the city centre also within easy reach. A wealth of shops, cafés, restaurants and everyday facilities are close at hand, together with convenient access to Plymouth's vibrant nightlife and waterfront. An ideal purchase for a first-time buyer, city base or investor looking for a property with genuine potential in one of Plymouth's most sought-after locations.

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ours is only £195 paid when you move!**

Floor Plans

GROUND FLOOR
514 sq.ft. (47.8 sq.m.) approx.



TOTAL FLOOR AREA: 514 sq.ft. (47.8 sq.m.) approx.
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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

Falcon Property is an Introducer to Bradleys Financial Management Ltd. They are appointed representatives of Sesame Ltd who are authorised and regulated by the Financial Services Authority. Bradleys do not charge for mortgage advice, however a fee paying option is available. Typical fee is £195. Bradleys Financial Management: 16 Mannamead Road, Mutley, Plymouth, PL4 7AA

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

