



THE
CRESCENT



Area Overview

Plymouth is Britain's Ocean City, located in the South West of England.

It is privileged with a temperate climate, maritime heritage and an idyllic location to enjoy city life alongside exquisite coastlines, seaside villages and expansive moorlands with the famous Dartmoor wild ponies.

The Crescent is conveniently located within the centre of Plymouth on the Hoe, which enjoys breathtaking

views over Plymouth Sound and is near the emerging new waterfront in Millbay - a paradise for boating enthusiasts.

Within only a short walk from The Crescent, the area offers a host of local restaurants, cafes, and bars.

In addition the acclaimed Theatre Royal and Drake Circus are all within walking distance alongside the historic Royal William Yard and the atmospheric narrow, cobbled streets of The Barbican.



Location

| | | | |
|----------------------|-------------|------------------------|-------------|
| The Hoe Promenade | (0.3 miles) | The Barbican | (0.5 miles) |
| Bovisand Beach | (6.9 miles) | Royal William Yard | (1.5 miles) |
| Theatre Royal | (0.2 miles) | Dartmoor National Park | (11 miles) |
| Drake Circus | (0.5 miles) | King Point Marina | (0.5 miles) |
| Plymouth Life Centre | (1 mile) | Train Station | (0.9 miles) |
| Marco Pierre White | (0.3 miles) | West Hoe Doctors | (0.4 miles) |



The Development

The Crescent is an iconic Grade II listed building conveniently located within the heart of Plymouth City Centre.

Our exclusive collection of sympathetically converted luxury apartments will offer a range of different styles and features, from the modern, to a more period feel combining the grandeur of Georgian splendour with contemporary living.

Choose from a range of 10 spacious 2 bedroom apartments with modern open plan living.

The properties offer luxury fitted kitchens with integrated appliances and benefit from a spacious, open plan dining area, ideal for entertaining.

Highlights

The Crescent has a modern city feel and offers the unique feature of lift access, directly into the individual apartments on the upper levels which is secured by a personal fob access system.

The Crescent has retained many stunning period features and a breathtaking entrance foyer. These include listed curved doors and an exceptional curved staircase leading to all levels.

All apartments benefit from allocated parking for one car.



Specification

General

- ✧ Gas central heating
- ✧ Audio entry phone system
- ✧ White sockets and switch plates
- ✧ Period style internal doors
- ✧ Chrome and satin ironmongery
- ✧ Ornate period corncing to some reception rooms
- ✧ Allocated parking space
- ✧ Cycle storage

Living Room

- ✧ Design led authentic wood effect hard wearing Polyflor
- ✧ Impressive period fireplaces in some apartments
- ✧ Light grey matt emulsion walls
- ✧ Darker grey emulsion feature wall
- ✧ White satin finish woodwork
- ✧ White matt emulsion ceiling



Specification

Bedrooms

- ⇒ Light grey matt emulsion walls
- ⇒ Darker grey feature wall
- ⇒ White emulsion ceiling
- ⇒ White satin finish woodwork
- ⇒ Plush carpet to floor area

Bathrooms

- ⇒ White modern sanitaryware
- ⇒ Soho style freestanding baths/ Fitted baths
- ⇒ Walk in showers 900mm in size
- ⇒ Modern square fixed head shower kit and additional hand held shower head
- ⇒ Wall mounted white gloss Elation Eko vanity units
- ⇒ Chrome fittings and heated towel rails
- ⇒ Stylish Waterfall style chrome basin and bath taps
- ⇒ Tiled floors and textured wall tiles to shower and bath areas



Specification

Kitchen

- ⇒ Grey high gloss handleless wall and base units
- ⇒ Hard wearing Anthracite one and half bowl sink
- ⇒ Bosch stainless steel electric single fan oven and grill
- ⇒ Bosch front touch control ceramic hob in black
- ⇒ Bosch stainless steel chimney extractor
- ⇒ Integrated 50/50 split fridge and freezer
- ⇒ Integrated dishwasher
- ⇒ Apartments without utility rooms will also have an integrated washing drier
- ⇒ Black Fizz Piatra solid worktop (to selected apartments) with matching upstands
- ⇒ Brushed stainless steel sockets and switch plates
- ⇒ LED lighting
- ⇒ Design led authentic wood effect hard wearing Polyflor.

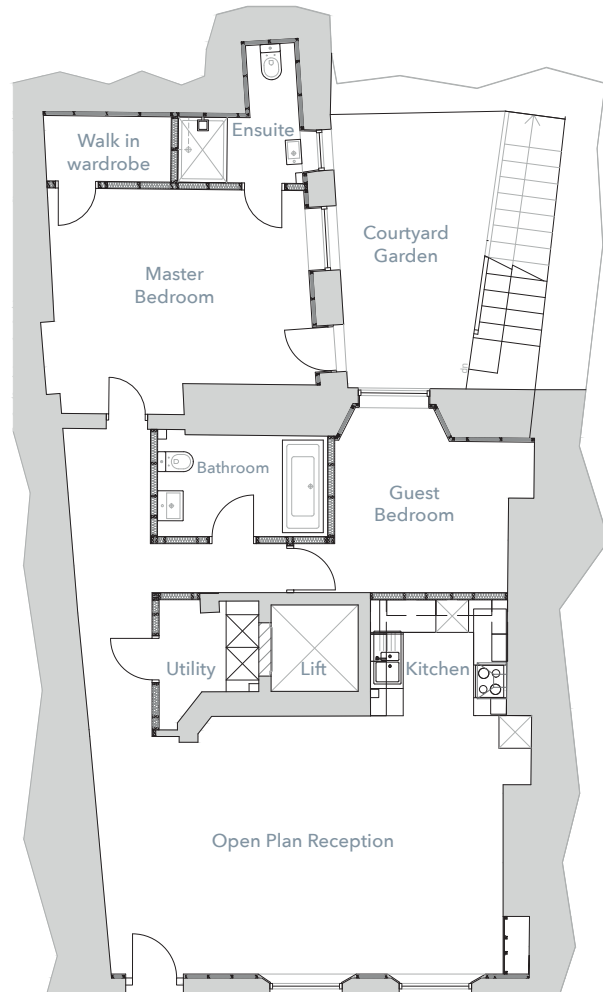
Smeaton

10 The Crescent, The Hoe, Plymouth, Devon

An impressive garden apartment offering approximately 1050 sqft (97sqm) of accommodation.

Room Dimensions

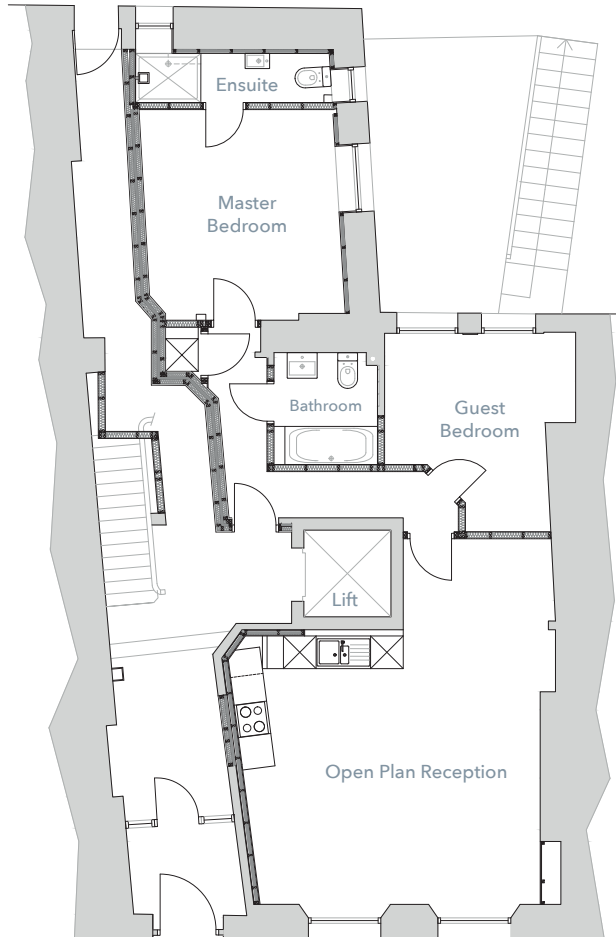
- ✧ Open Plan Reception 22' 3" x 14' 1" (6.8m x 4.3m)
- ✧ Kitchen Area 6' 6" x 7' 6" (2m x 2.3m)
- ✧ Utility Room 3' 7" x 6' 10" (1.1m x 2.1m)
- ✧ Master Bedroom 14' 1" x 10' 9" (4.3m x 3.3m)
- ✧ Walk in wardrobe 3' 7" x 6' 10" (1.1m x 2.1m)
- ✧ Ensuite 6' 6" x 7' 6" (2m x 2.3m) max.
- ✧ Guest Bedroom 8' 2" x 9' 6" (2.5m x 2.9m)
- ✧ Family Bathroom 9' 2" x 5' 6" (2.8m x 1.7m)
- ✧ Courtyard Garden 15' 1" x 8' 2" (4.6m x 2.5m)
- ✧ Allocated Parking



Edgcumbe

10 The Crescent, The Hoe, Plymouth, Devon

This ground floor apartment is a delightful property with wonderful high ceilings and full height windows allowing ample light. Approximately 780 sqft (72 sqm).



Room Dimensions

| | | |
|-----------------------|-----------------|---------------|
| ⇒ Open Plan Reception | 16' 4" x 14' 9" | (5m x 4.5m) |
| ⇒ Master Bedroom | 20' 4" x 16' 4" | (6.2m x 5m) |
| ⇒ Ensuite | 11' 5" x 10' 9" | (3.5m x 3.3m) |
| ⇒ Guest Bedroom | 10' 9" x 2' 7" | (3.3m x 0.8m) |
| ⇒ Family Bathroom | 10' 9" x 7' 2" | (3.3m x 2.2m) |
| ⇒ Allocated Parking | 6' 2" x 5' 6" | (1.9m x 1.7m) |

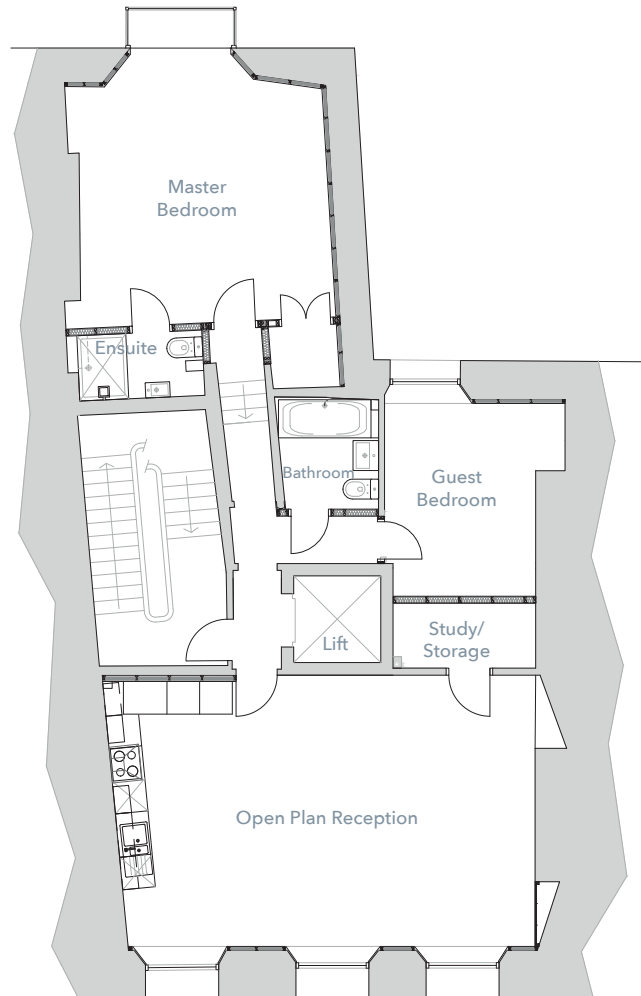
Astor

10 The Crescent, The Hoe, Plymouth, Devon

A breathtaking first-floor apartment with direct lift access opening into the apartment giving a contemporary feel, impressive open plan reception and luxurious master suite. Offering approximately 960 sqft (89sqm) of accommodation.

Room Dimensions

| | |
|-----------------------|-------------------------------|
| ✧ Open Plan Reception | 23' 3" x 15' 1" (7.1m x 4.6m) |
| ✧ Master Bedroom | 13' 5" x 13' 9" (4.1m x 4.2m) |
| ✧ Ensuite | 3' 7" x 6' 10" (1.1m x 2.1m) |
| ✧ Guest Bedroom | 12' 1" x 8' 10" (3.7m x 2.7m) |
| ✧ Study/ Storage | 8' 6" x 3' 1" (2.6m x 1.2m) |
| ✧ Family Bathroom | 5' 6" x 6' 2" (1.7m x 1.9m) |
| ✧ Allocated Parking | |



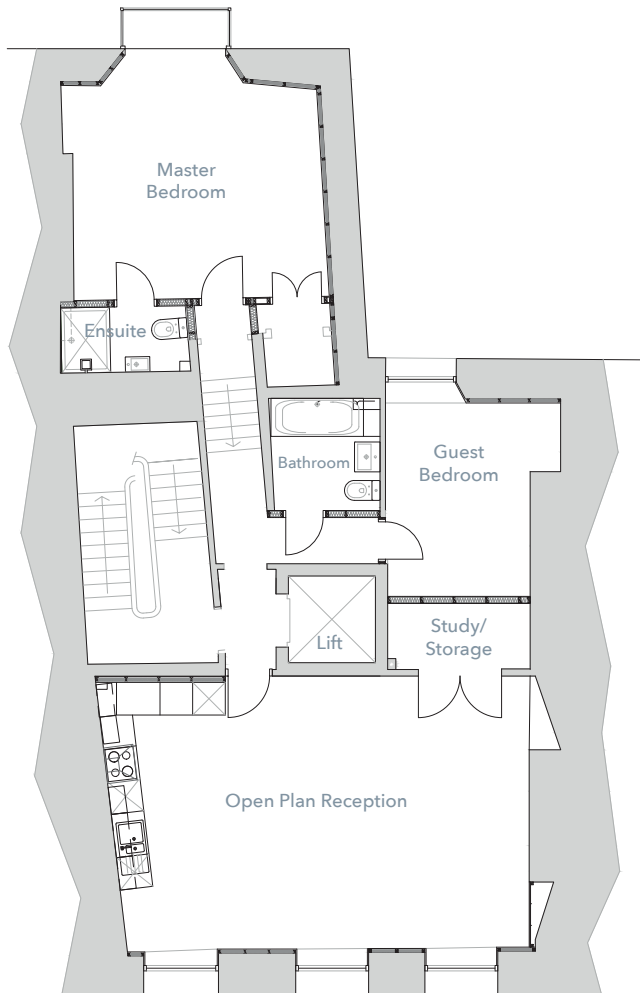
Scott

10 The Crescent, The Hoe, Plymouth, Devon

This second-floor apartment once again offers a city feel with direct lift access leading into the apartment, delightful master suite with ensuite and spacious guest facilities. With an impressive floor area in the region of 950 sqft (88sqm).

Room Dimensions

- ⇒ Open Plan Reception 23' 3" x 14' 9" (7.1m x 4.5m)
- ⇒ Master Bedroom 11' 9" x 13' 9" (3.6m x 4.2m)
- ⇒ Ensuite 6' 10" x 3' 7" (2.1m x 1.1m)
- ⇒ Guest Bedroom 11' 5" x 8' 6" (3.5m x 2.6m)
- ⇒ Study/Storage 8' 6" x 3' 11" (2.6m x 1.2m)
- ⇒ Family Bathroom 6' 2" x 5' 10" (1.9m x 1.8m)
- ⇒ Allocated Parking



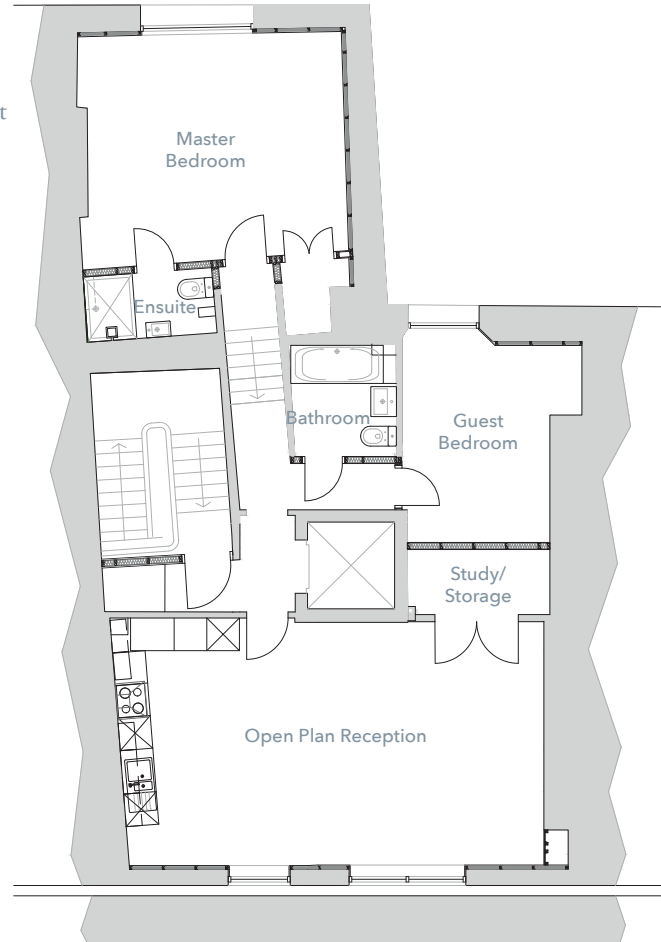
The Eddystone

10 The Crescent, The Hoe, Plymouth, Devon

A penthouse apartment located on the third floor with a contemporary style and design, once again the apartment offers direct lift access leading into the apartment and in the region of 984 sqft (91sqm).

Room Dimensions

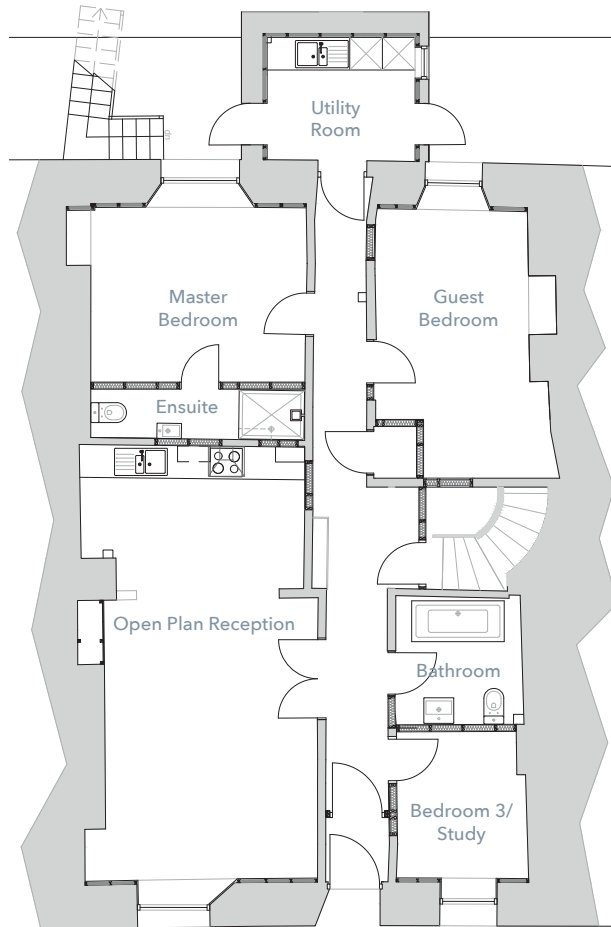
| | |
|-----------------------|-------------------------------|
| ✧ Open Plan Reception | 23' 3" x 13' 5" (7.1m x 4.1m) |
| ✧ Master Bedroom | 14' 1" x 12' 9" (4.3m x 3.9m) |
| ✧ Ensuite | 7' 2" x 3' 7" (2.2m x 1.1m) |
| ✧ Guest Bedroom | 8' 2" x 10' 9" (2.5m x 3.3m) |
| ✧ Family Bathroom | 5' 10" x 5' 10" (1.8m x 1.8m) |
| ✧ Study / Storage | 3' 7" x 7' 6" (1.1m x 2.3m) |



Drake

11 The Crescent, The Hoe, Plymouth, Devon

Impressive garden apartment offering approximately
1200 sqft (111sqm) of accommodation



Room Dimensions

- ⇒ Open Plan Reception 24' 3" x 11' 9" (7.4m x 3.6m)
- ⇒ Master Bedroom 9' 10" x 11' 9" (3m x 3.6m)
- ⇒ Ensuite 11' 9" x 2' 7" (3.6m x 0.8m)
- ⇒ Guest Bedroom 14' 9" x 8' 6" (4.5m x 2.6m)
- ⇒ Bedroom 3 / Study 8' 2" x 7' 2" (2.5m x 2.2m)
- ⇒ Bathroom 6' 10" x 6' 10" (2.1m x 2.1m)
- ⇒ Utility room 6' 6" x 8' 2" (2m x 2.5m)
- ⇒ Double courtyard
- ⇒ Allocated Parking

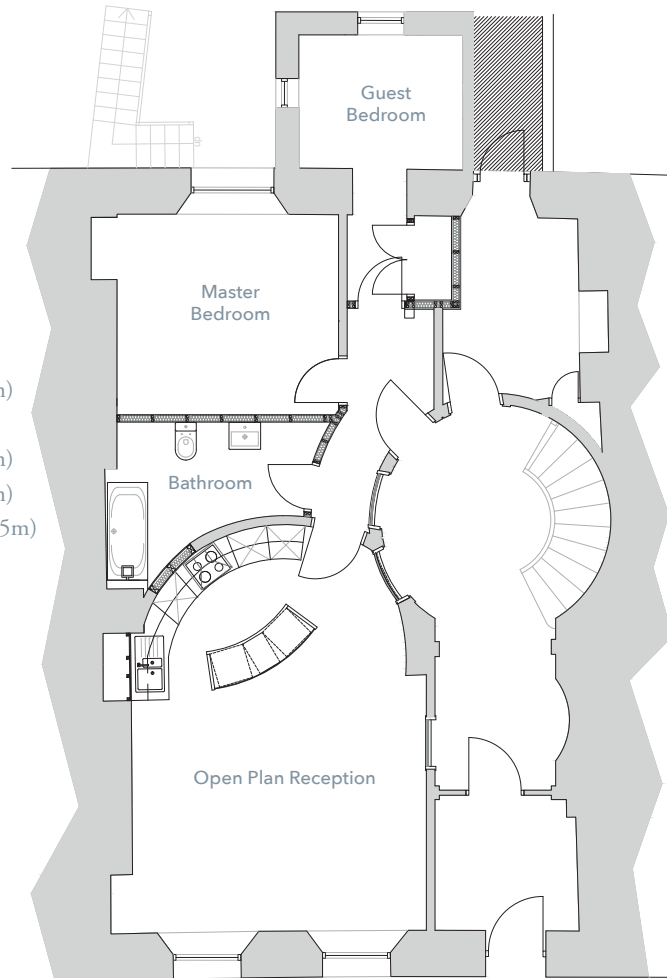
Mount Batten

11 The Crescent, The Hoe, Plymouth, Devon

A delightful ground floor apartment with period features, a unique apartment with feature kitchen. Approximately 770 sqft (71.5 sqm).

Room Dimensions

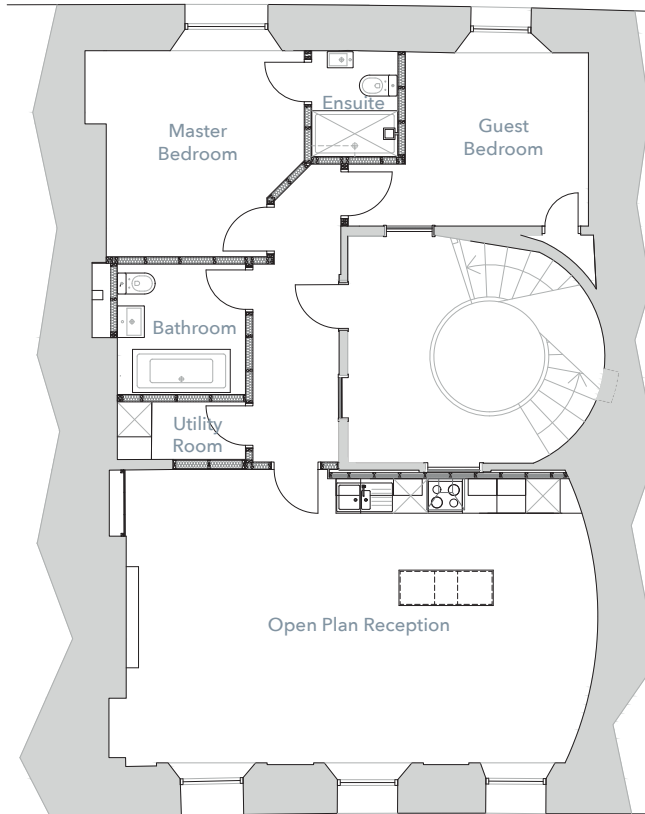
- Open Plan Reception
with antique safe 21' 3" x 15' 5" (6.5m x 4.7m)
Impressive curved kitchen with waterfall island
- Master Bedroom 10' 9" x 11' 5" (3.3m x 3.5m)
- Guest Bedroom 6' 10" x 6' 10" (2.1m x 2.1m)
- Family Bathroom 9' 10" (3m) max. x 4' 11" (1.5m)
widening to 8' 2" (2.5m)
- Allocated Parking



Armada

11 The Crescent, The Hoe, Plymouth, Devon

Breathtaking first-floor apartment with detailed corncicing, period fireplace and luxurious reception. Approximately 870 sqft (80 sqm) of accommodation.



Room Dimensions

- ⇒ Open Plan Reception 24' 7" x 14' 9" (7.5m x 4.5m)
- ⇒ Master Bedroom 10' 5" x 10' 2" (3.2m x 3.1m)
- ⇒ Ensuite 3' 11" x 3' 11" (1.2m x 1.2m)
- ⇒ Guest Bedroom 9' 6" x 9' 2" (2.9m x 2.8m)
- ⇒ Family Bathroom 6' 6" x 6' 6" (2m x 2m)
- ⇒ Utility Room 6' 6" x 2' 11" (2m x 0.9m)
- ⇒ Allocated Parking

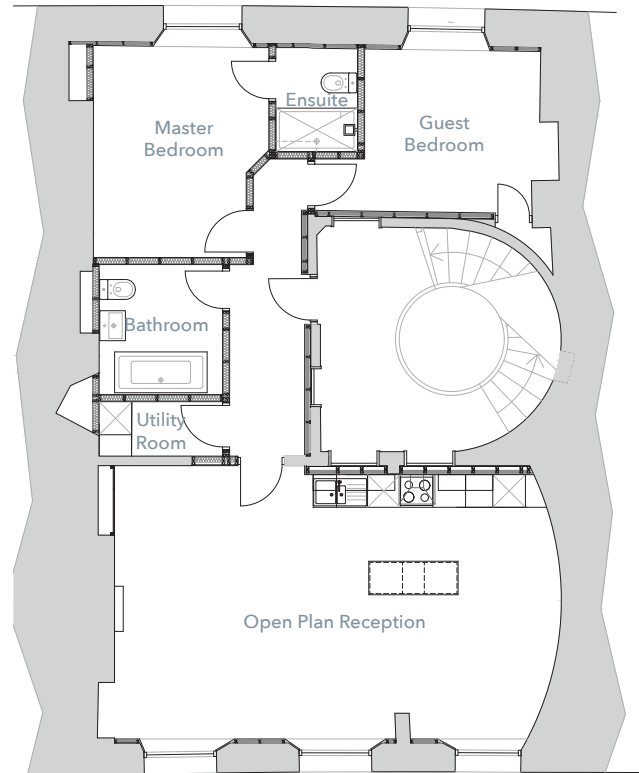
Mayflower

11 The Crescent, The Hoe, Plymouth, Devon

Wonderful second-floor apartment with spacious open plan reception dominated by period features. Approximately 920 sqft (87 sqm).

Room Dimensions

| | | |
|-----------------------|-----------------|---------------|
| ✧ Open Plan Reception | 24' 7" x 14' 9" | (7.5m x 4.5m) |
| ✧ Master Bedroom | 9' 6" x 11' 5" | (2.9m x 3.5m) |
| ✧ Ensuite | 5' 6" x 4' 7" | (1.7m x 1.4m) |
| ✧ Guest Bedroom | 8' 10" x 9' 6" | (2.7m x 2.9m) |
| ✧ Family Bathroom | 7' 2" x 6' 10" | (2.2m x 2.1m) |
| ✧ Utility Room | 6' 10" x 2' 11" | (2.1m x 0.9m) |
| ✧ Allocated Parking | | |

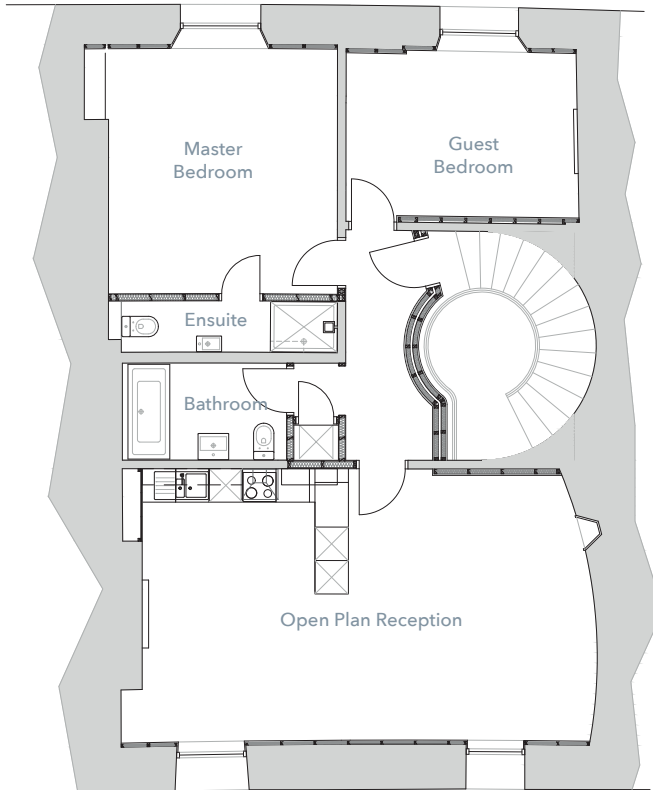


The Spinnaker

11 The Crescent, The Hoe, Plymouth, Devon

An impressive penthouse located on the third floor of this period development. Highlights include a vaulted ceiling over the reception room creating a wonderful space to entertain. Glazed feature hall.

Approximately 942 sqft (87.5 sqm) of accommodation.



Room Dimensions

- ⇒ Open Plan Reception 25' 11" x 15' 1" (7.9m x 4.6m)
- ⇒ Master Bedroom 12' 5" x 14' 5" (3.8m x 4.4m)
- ⇒ Ensuite 2' 7" x 12' 1" (8m x 3.7m)
- ⇒ Guest Bedroom 9' 2" x 13' 1" (2.8m x 4m)
- ⇒ Family Bathroom 9' 10" x 5' 2" (3m x 1.6m)
- ⇒ Utility Cupboard
- ⇒ Allocated Parking





All buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Floor Plans: Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement.

These plans are 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.

Due to the bespoke style and design of the individual apartments, the specification is set out as a guide and we encourage you to confirm the final finishes in individual apartments prior to making a reservation.

Lease Information

The apartments will be held on a new lease with a term of 250 years. The ground rent will be £300 per annum. Please speak to the sales team for the service charge budget. The apartments are being sold with an Architect Certificate.



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For more details, please contact **Lang Town and Country** on 01752 200909
or alternatively visit **www.langtownandcountry.com**