



## 77 Mount Wise Crescent

Mount Wise, Plymouth, PL1 4TJ

£375,000



Spend time in viewing this stunning 3rd floor apartment in the Mount Wise development. There are wonderful panoramic views across from Plymouth and the Royal William Yard towards Plymouth Sound and around to Mount Edgecumbe and the Tamar River. The accommodation briefly comprises an entrance hall, lovely open-plan kitchen/living/dining area leading out onto the private balcony, 2 double bedrooms, master ensuite & family bathroom. Double-glazing & underfloor heating. 2 allocated side-by-side parking spaces.



MOUNT WISE CRESCENT, MOUNT WISE, PL1 4TJ

ACCOMMODATION

Access into the apartment is through the solid entrance door leading into the entrance lobby.

ENTRANCE LOBBY

Entry phone system. Double doors opening to a utility cupboard. Porcelanosa flooring.

UTILITY CUPBOARD 7'1" x 4'5" (2.16 x 1.35)

A useful storage cupboard housing the underfloor heating system, consumer unit and thermostats for the heated towel rails in the bathroom. Space and plumbing for a washing machine.

LIVING/KITCHEN/DINING AREA 19'1" x 20'0" (5.83 x 6.10)

Within the living area there is a full-length double-glazed window with remote controlled electric roller blackout blinds and double-glazed sliding patio doors leading out onto the rear balcony. From the balcony there is a wonderful panoramic view which extends from the city centre and Staddon Heights in the distance, around towards Plymouth Sound, the Mewstone and the Breakwater, with the Royal William Yard in the foreground and then leading on to Mount Edgecumbe, the River Tamar and the Cornish countryside in the distance. The kitchen area has a series of contemporary-style matching eye-level and base units with work surfaces. Inset stainless-steel one-&a-half bowl sink unit with mixer tap. Built-in 4-ring SMEG induction hob with an SMEG electric oven beneath. Integrated SMEG fridge-freezer and dishwasher. Porcelanosa flooring.

BEDROOM ONE 14'1" x 10'4" (4.31 x 3.15)

Full-length double-glazed window with remote controlled electric roller blackout blinds to the rear elevation with a wonderful outlook onto the cricket pitch and views towards the Royal William Yard, Plymouth Sound, the Breakwater and around towards Mount Edgecumbe. Doorway leading to the ensuite shower room.

ENSUITE SHOWER ROOM 5'7" x 5'7" (1.72 x 1.71)

Comprising a walk-in shower cubicle with shower unit and spray attachment, low level wc with a concealed cistern and a sink unit with mixer tap. Vertical towel rail/radiator. Fully-tiled walls. Porcelanosa tiled floor.

BEDROOM TWO 10'11" x 9'11" (3.35 x 3.03)

Full-length double-glazed window with remote controlled electric roller blackout blinds to the rear elevation with a wonderful outlook onto the cricket pitch and views towards the Royal William Yard, Plymouth Sound, the Breakwater and around towards Mount Edgecumbe.

BATHROOM 8'2" x 5'5" (2.49 x 1.66)

Comprising a panel bath with a shower screen and shower unit with spray attachment over, sink unit with mixer tap and low level toilet with a concealed cistern. Vertical towel rail/radiator. Built-in extractor. Fully-tiled walls. Porcelanosa tiled floor. Inset ceiling spotlights.

OUTSIDE

There are 2 allocated parking spaces within the private car parking area to the front of the building.

COUNCIL TAX

Plymouth City Council  
Council tax band C

SERVICES

The property is connected to electricity, water and mains drainage.

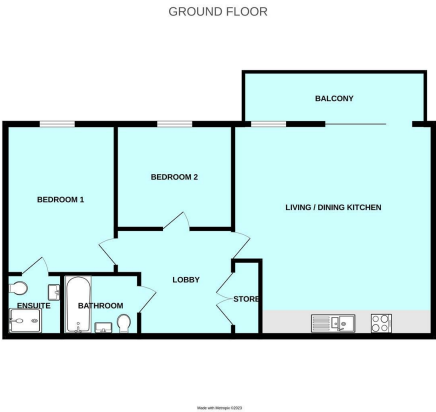
AGENT'S NOTE

The property is leasehold with a 989 year lease. There is 987 years remaining. The ground rent is £250 per annum and the service charge is £1933.09 per annum.

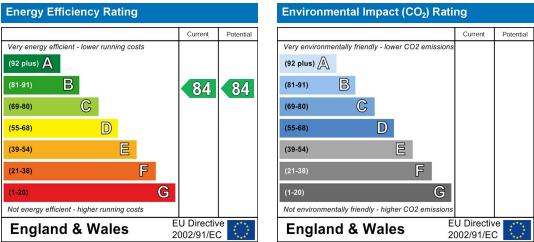
Area Map



Floor Plans



Energy Efficiency Graph



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