



Leeward House Discovery Road

Mount Wise, Plymouth, PL1 4PR

Price Guide £350,000



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APARTMENT 147 LEEWARD HOUSE, MOUNT WISE, PL1 4PR

THE PROPERTY

A rare opportunity to buy a fourth floor apartment located in Leeward House. Set in this prime position with far reaching panoramic views looking over Cremyl Creek & Drake's Island/the western approaches, Plymouth Cricket ground, the city & westwards towards the Tamar estuary as well as Cornwall in the distance. A premium upgraded specification for the fourth floor & above in this block with electric/solar under floor heating, dimming lights, oak flooring, electric blinds, quality fitted integrated kitchen with Neff appliances. Well appointed master en-suite & spacious family bathroom. Spacious hall, generous size living room with kitchen & dining areas, balcony off ideal for enjoying summer evenings. 2 double bedrooms. 2 private allocated parking spaces.

LOCATION

Set close to Plymouth's historic waterfront with accessible level walks with a good variety of local services & amenities found nearby including a mini supermarket within close walking distance. Lying within easy striking distance of the city centre and access to other major routes nearby.

ACCOMMODATION

Door with peep hole viewer into:

HALL

Down lighters. Hardwired smoke detector. Audio entry phone system. Double doors to deep utility cupboard with space for washer dryer, which houses the consumer unit & solar heating controls. Hardwood floors.

LIVING/DINING ROOM/KITCHEN

23' x 14'11 max (7.01m x 4.55m max)

Panoramic views with outlook over Cremyl Creek & beyond, towards Drake's Island, the western approaches, the city, Bovisand & across the adjoining cricket field, towards Dartmoor in the distance. Picture window to the side & wide picture windows with twin double-glazed patio doors opening to the balcony. Multiple down lighters & hard wired smoke detector. Attractive hardwood flooring. Quality fitted integrated kitchen with quartz style work surfaces, matching up-stands, under mounted one & half bowl stainless steel sink with chrome Quooker boiling water tap. Neff integrated appliances include automatic dishwasher, four ring variable size Schott Ceran hob with splash back, illuminated extractor hood over. Fridge/freezer. Microwave.

BALCONY

14' x 5' approx (4.27m x 1.52m approx)

Panoramic views to south east Cornwall, towards Dartmoor & across the city.

MASTER BEDROOM

17' x 9'8" (5.18m x 2.95m)

With views over Cremyl Creek & beyond, Plymouth Sound & Jennycliff in the distance. Down lighters. Door to:

EN-SUITE SHOWER ROOM

Wall hung wash hand basin & cupboard under, chrome mixer tap & mirror illuminated cabinet over. Wall hung wc. Corner tiled shower with overhead douche spray & handheld mixer. Ladder radiator.

BEDROOM TWO

12'4" x 10' (3.76m x 3.05m)

Window with similar views to the master bedroom.

BATHROOM

Quality fitted white suite with wall hung wash hand basin, drawer under & illuminated mirror over. Bath with shower over.

EXTERNALLY

Secure entry to a level paved car park in which

there are two private parking spaces for the sole use of this property. Communal grounds including lawned areas.

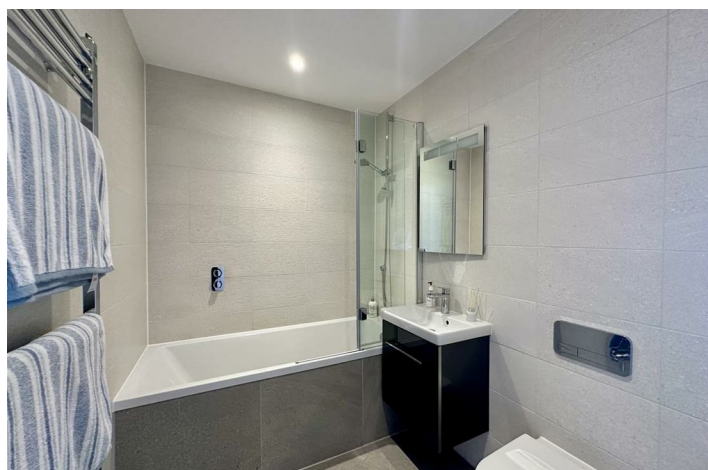
COUNCIL TAX

Plymouth City Council

Council Tax Band: C

AGENTS NOTE

Tenure - Leasehold - 999 year lease, 991 years remaining. Maintenance/service charge - £2,600 per annum. Ground rent £350 per annum.



Road Map



Hybrid Map



Terrain Map



Floor Plan

GROUND FLOOR

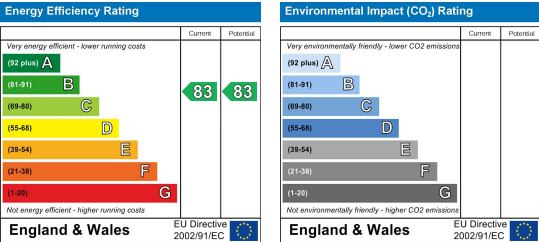


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Viewing

Please contact our Plymouth Office on 01752 664125 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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