



Azure,
55 Cliff Road, The Hoe, Plymouth, PL1 2PE



Azure,

(Offers In Region Of) **£489,950**

55 Cliff Road, The Hoe, Plymouth, PL1 2PE

A superb waterside apartment located on Plymouth Hoe, within the Landmark Azure Development. This attractive duplex apartment has stunning panoramic sea views across the Hoe Promenade, Plymouth Sound, Drake's Island, Jennycliff and the Rame Peninsula Coastline.

From the Cliff Road entrance of the development and through a private residents' entrance, steps lead to the breath-taking residents' gardens and the main entrance foyer of the development, where the residents' building manager's office is located as well as a reception area for the residents to enjoy.

From the sixth-floor landing, this is a rare opportunity to purchase a spacious two-bedroom duplex apartment within the iconic Azure development. The accommodation briefly offers open plan reception with breath taking panoramic view, balcony, master suite, spacious guest double bedroom, bathroom and parking.

Front door leads into spacious entrance hall with doors off to all rooms. The south facing open plan reception room is breath taking, with floor to ceiling windows taking in the panoramic views to the full across Plymouth Sound. French doors open onto the balcony with ample space to relax and entertain whilst taking in the views. The kitchenette area features granite work surfaces with white fronted units with integrated appliances such as fitted hob and oven, fridge freezer, dishwasher and washing machine.

The master bedroom is a generous size room. The en-suite offers enclosed shower, wash hand basin, dual flush WC, and heated towel rail.

Further double bedroom and a guest bathroom comprises bath with shower over, dual flush WC, pedestal wash hand basin and heated towel rail.

There is allocated parking within the security-controlled car park which is accessed via the lift and stairs of the building, or vehicular access from Grand Hotel Road.

The property is a must view for buyers looking to take in the stunning views and live in one of the most sought-after addresses in Plymouth's waterside.

SIXTH FLOOR & SEVENTH FLOOR

OPEN PLAN RECEPTION 23' 7" x 17' 0" (7.2m x 5.2m)
 BALCONY 17' 8" x 4' 11" (5.4m x 1.5m)
 MASTER BEDROOM 15' 8" x 8' 10" (4.8m x 2.7m)
 ENSUITE 8' 2" x 3' 3" (2.5m x 1.0m)
 GUEST BEDROOM 16' 0" x 7' 2" (4.9m x 2.2m)
 BATHROOM 7' 10" x 6' 10" (2.4m x 2.1m)
 KITCHEN
 OUTSIDE

TWO ALLOCATED PARKING SPACES

LEASE INFORMATION

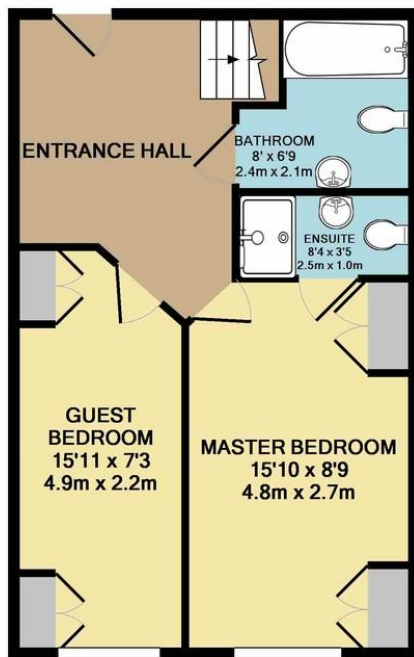
We understand the apartment is held on Lease with 983 years remaining and subject to a service charge of approximately £3,153.86 per year and an annual ground rent of approximately £400.00. The above information is provided in good faith although we would recommend that prospective purchasers consult their own solicitor for formal verification.

COUNCIL TAX BAND G

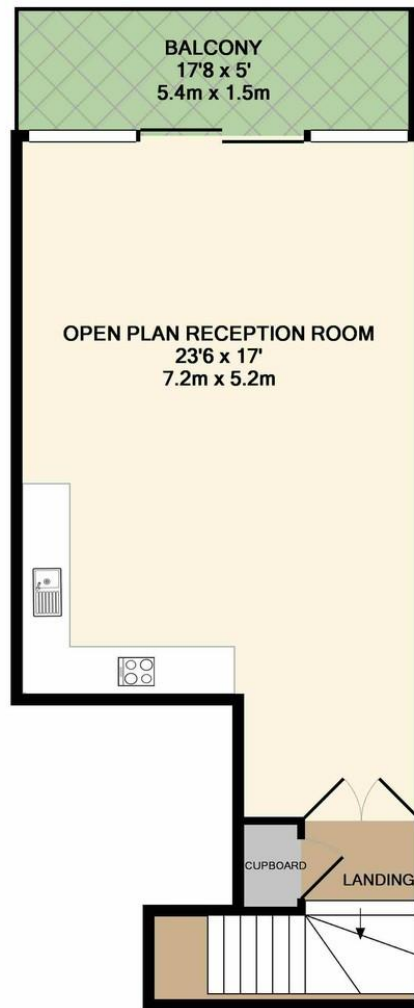
LOCAL AUTHORITY Plymouth City Council
 POSTCODE FOR SATNAV PL1 2PE

To view this property call Lang Town & Country Estate Agents on **01752 200909**





ENTRANCE FLOOR



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2019

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C		71	73
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92-100) A			
(81-91) B			
(69-80) C		72	73
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

47 Notte Street
Plymouth
Devon
PL1 2AG
01752 200909
waterside@langtownandcountry.com

Lang Town & Country endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are connected, in working order or fit for purpose. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

