



133 Leeward House, Discovery Road, Mount Wise,
Plymouth, Devon, PL1 4PR



Guide Price £350,000 - £375,000

Lang Town and Country are delighted to present to the market this beautifully presented 3rd Floor apartment in the ideally located "Leeward House".

From the Leeward House main entrance, with secure access only, you gain entrance to the communal areas with access to all floors from stairs and a lift. The front door of the apartment brings you into an "L" shaped entrance hallway where there is access to all the primary rooms. From here there is a spacious utility cupboard which has plumbing for a washing machine. The apartment has 2 double bedrooms. Both have floor to ceiling windows from which there are far reaching views whilst the master bedroom has access to a tiled en suite shower room which consists of shower, WC, Hand basin and heated towel rail. There is a beautiful family bathroom which has floor and wall tiles and comprises three-piece suite offering bath with overhead shower and shower screen, wash hand basin with mirror over and low-level WC with dual flush.

There is a most stunning lounge/diner with a kitchen area too. The kitchen area has Silestone work surfaces and a range of wall and base mounted units. There is a larger style fridge/freezer, Neff dishwasher, Induction Hob with Electrolux oven and overhead extractor hood.

From the lounge/diner there is access to a charming balcony. This is a wonderful feature and which enjoys a westerly aspect and a panoramic view taking in glimpses of Mount Edgecumbe and also part of the cricket pitch. From here you will enjoy many glasses of wine and watching the sun set. The apartment has underfloor heating throughout.

Outside there are two allocated car parking spaces in the secure car park and plenty of unallocated visitors parking within the development and access to electric car charging.

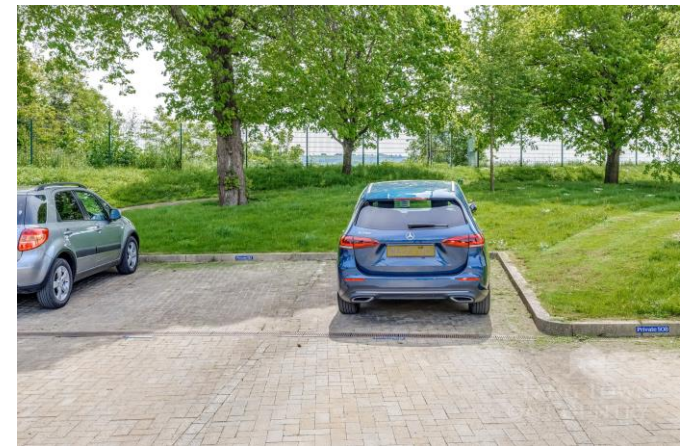
The development has plenty of local amenities nearby and is an attraction due to the parkland walks, the Royal William Yard with its excellent selection of restaurants and bars. Passenger ferries connect the Barbican, Royal William Yard and Mount Edgecumbe. The Torpoint passenger/car ferry is also within easy walking distance providing access to the beautiful Rame Peninsula and all parts of Cornwall. The impressive Scott Memorial is also within walking distance and provides a fitting tribute to Captain Robert Scott, the locally born Royal Navy Officer and renowned explorer. Residents have the use of Southern gardens which was the original garden to Admiralty House. There is a bike store on the ground level of the building.

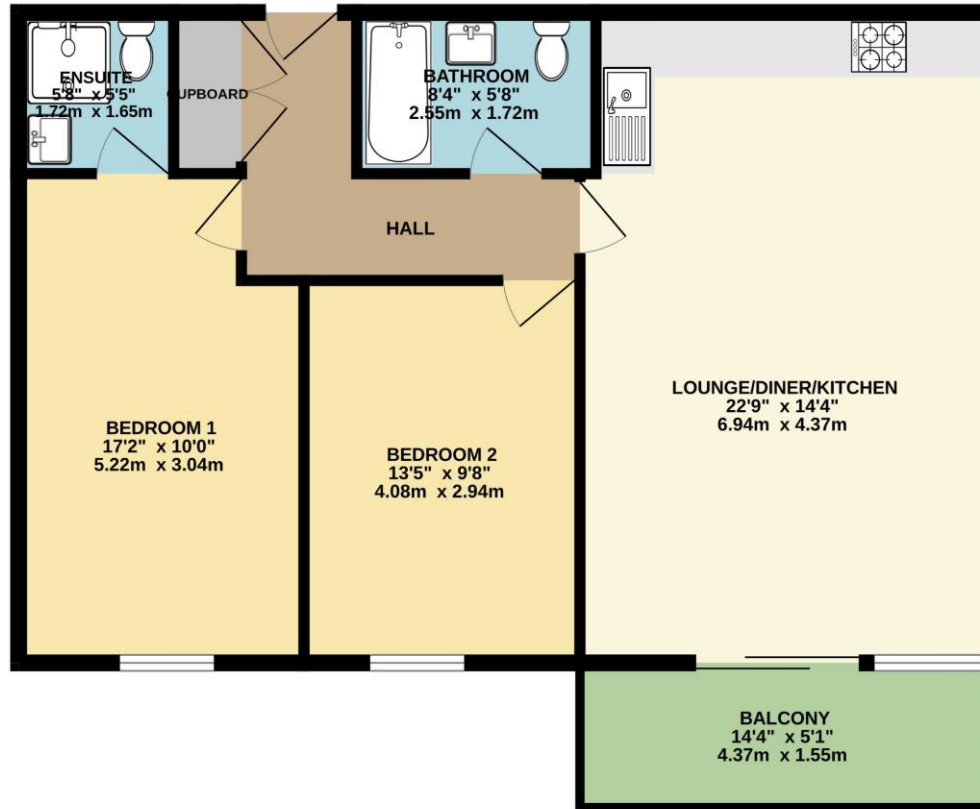
LEASE INFORMATION:

We understand the apartment is held on Lease with 987 years remaining and subject to a service charge of approximately £2,377 per year and an annual ground rent of approximately £350. The above information is provided in good faith although we would recommend that prospective purchasers consult their own solicitor for formal verification.



To view this property call Lang Town & Country Estate Agents on [01752 200909](tel:01752200909).





TOTAL FLOOR AREA: 774 sq. ft. (71.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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.

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