



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



**Price £365,000**



Lang Town and Country are delighted to present to the market this beautifully presented 1st 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 facilities 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 fitted cupboards and also 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 a range of wall and base mounted units. There is a larger style fridge/freezer, dishwasher, Induction Hob with oven and overhead extractor hood. The lounge/diner has a stunning dual aspect with numerous floors to ceiling windows and access to a wraparound balcony.

From here you can sit and enjoy views across the city and towards the Royal William Yard and Plymouth Sound.

Outside there are two allocated car parking spaces in the car park with access to visitors parking on a first come first served basis within the development.

Leeward House is a beautiful, modern block of apartments situated in the Mount Wise development. It benefits from many different style apartments, over six floors with access using the stairs or lift. The development itself comprises Georgian style townhouses, apartments and the Plymouth Cricket Club and pavilion are also based in the centre, providing a lovely open area for all residents. Lang Town and Country would highly encourage an internal inspection of this beautiful 1st floor apartment to appreciate the quality of accommodation and the stunning views.

#### Lease Information

We understand the apartment is held on Lease with 985 years remaining and subject to a service charge of approximately £1500 per year but this is subject to change. 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**.





TOTAL FLOOR AREA : 743 sq.ft. (69.0 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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