



Flat 8, Azure West, 55 Cliff Road, Hoe, Plymouth, Devon, PL1 2PE



Guide Price £350,000



A superb waterside apartment located on Plymouth Hoe, within the Landmark Azure Development. 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.

This spacious third floor apartment comprises a welcoming hallway with dual windows to the rear and double doors to the stunning living room. The living room which incorporates the kitchen area is light and with has dual west facing, French doors with Juliette balconies and views over the Tamar estuary and Southeast Cornwall beyond. The kitchen area is fully fitted with a range of base units with granite worksurfaces and matching wall cupboard's part tiled walls and tiled floor. There are a range of integrated appliances including an oven, gas hob, extractor hood, dishwasher, fridge /freezer and washing machine.

The large, dual aspect master bedroom has a full range of fitted furniture and access to a balcony via a glazed door. The en-suite shower room comprises a shower cubicle, with wash hand basin, W.C. towel radiator, wall mirror with concealed lighting and tiled walls and floor. Bedroom two, also a double room also has fitted wardrobes and a picture window to the rear. There is a family bathroom comprising a bath, wash hand basin, W.C, a towel radiator and tiled walls and floor.

This fabulous apartment has the benefit of an allocated parking space in the secure underground parking.

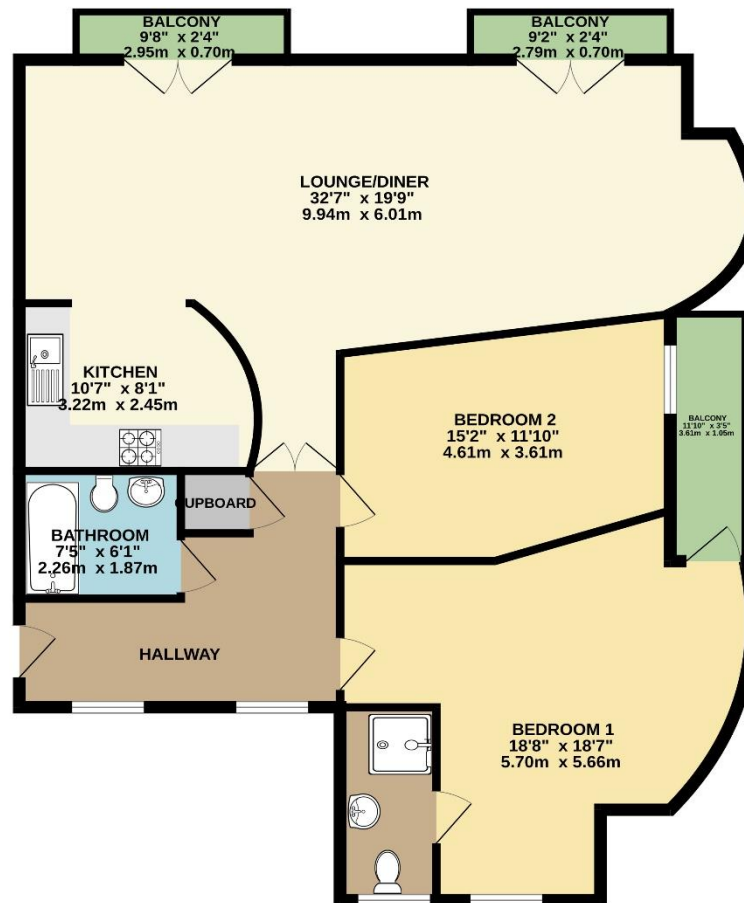
We would recommend an early viewing to appreciate this spacious apartment, in arguably, one of Plymouth's most prestigious waterside developments.

We understand the apartment is held on Lease with 978 years remaining and subject to a service charge of approximately £3,806.60 per year due 6 monthly Jan/July but this is subject to change 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.



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





TOTAL FLOOR AREA : 1115 sq.ft. (103.6 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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