



LANG TOWN  
& COUNTRY

Flat 4, Azure West, 1 Grand Hotel Road, The Hoe, Plymouth, PL1 2PQ





# Price £250,000



A delightful West facing ground floor apartment located within a much sought-after development on Plymouth's historic Hoe. 'Azure West' is positioned within an ideal location with easy access to the City Centre, Hoe Promenade, Barbican, Theatre Royal, a choice of marinas within walking distance and doctor's surgery. Built in 2006, the development offers a range of attractive apartments, all with parking, which have continued to be popular with those looking for a lifestyle change.

'Azure West' is arguably one of Plymouth's most sought-after developments. From the residents' garden, an entrance hall leads to the lift and stairs servicing the development. The front door leads into an 'L-shaped' inner hall with doors off to all rooms. There is a utility cupboard and a separate cupboard providing storage and housing the boiler which services the heating and hot water systems. Double timber doors lead from entrance hall to the impressive and spacious lounge/dining room, with full width picture windows and French doors leading to the private terrace, which provides space to entertain. The extended and refurbished kitchen area comprises a full range of base units with matching wall cupboards and integrated appliances.

The master bedroom which enjoys fitted wardrobes enjoys views over the residents' and has an en-suite shower room, comprises white suite with fully tiled walls and floors. The guest bedroom also shares the view over the residents' garden. A family bathroom once again is well fitted with white suite and fully tiled walls and floor.

Outside, the development enjoys two residents' gardens, one outside the apartment and the other in the southern building which takes in the views of Plymouth's magnificent Hoe and The Sound. A residents' reception area provides an area for residents to meet and the building manager's reception. Allocated parking for two cars is provided within a gated underground car park with lift and stairs to all floors.

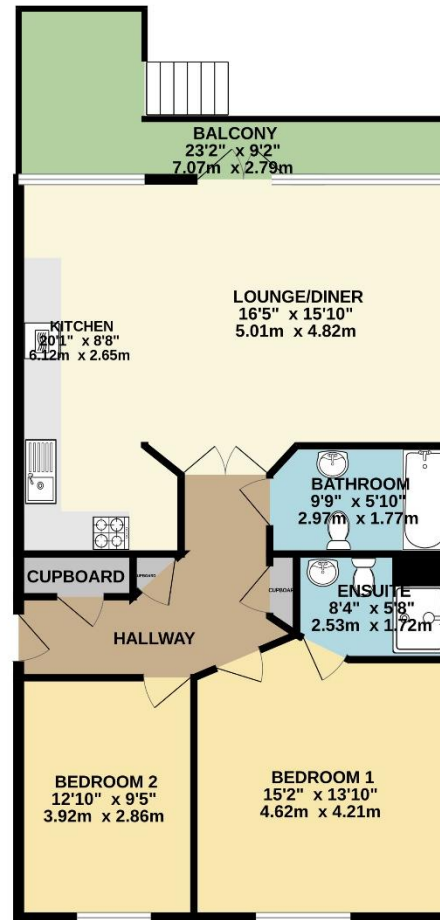
We understand the apartment is held on Lease with 978 years remaining and subject to a service charge of approximately £908.39 per 6 months year from 1st January 2025 but this is subject to change and an annual ground rent of approximately £200.00 per 6 Months from 1st January. The above information 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: 917 sq.ft. (85.2 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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