



Azure West, Flat 40, 1 Grand Hotel Road, Plymouth, Devon, PL1 2PQ

Guide Price £300,000

'Azure' is arguably one of Plymouth's most sought-after developments located on the historic Plymouth Hoe, within easy reach of Plymouth City Centre, The Barbican, the Hoe Promenade and the emerging new waterside in Millbay.

This attractive South facing third floor apartment, with its superb and unique roof garden, is well positioned within the building with easy access to the lifts, car park and bridge linking this development to Azure on level 3 and the residents' reception, gardens, and Plymouth Hoe.

From the entrance and Azure West residents' garden, a door leads directly into the apartment and entrance hall which in turn leads through to the south facing open plan reception room with fully glazed floor to ceiling windows and dual French doors leading out to the fabulous and usable South facing terrace with a wide and impressive spiral staircase rising to the private roof garden. The kitchen area is fitted with integrated appliances to include larder fridge freezer, slimline dishwasher, gas hob and electric oven together with under unit lighting and wall mounted cupboards with granite work surfaces over, stainless steel sink with drainer, port hole window looking to residents' gardens.

The apartment also benefits from a private roof terrace garden (9.18m x 8.8m), the terrace offers planted beds, gravelled and tiled areas and ample space to relax and entertain. A door leading to the roof terrace is provided on the fourth floor. The master bedroom is a double bedroom, window to rear, pair of fitted wardrobes and an en-suite shower room which is fully tiled and comprises a white suite with pedestal wash hand basin, double walk-in shower, Wc,. The guest bedroom is a good size double room with window to one side. The family bathroom offers three-piece suite incorporating a bath, pedestal wash hand basin, w.c., port hole window, fully tiled walls and floors, and chrome heated towel rails, cupboard housing central heating boiler. Within the hall there is a cupboard, providing storage.

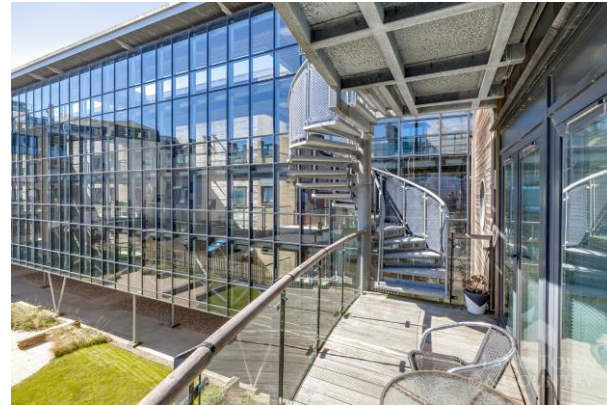
There is an allocated parking space within the gated car park.

Azure South building there is a residents' reception and garden which enjoys views of Plymouth Hoe to the full.

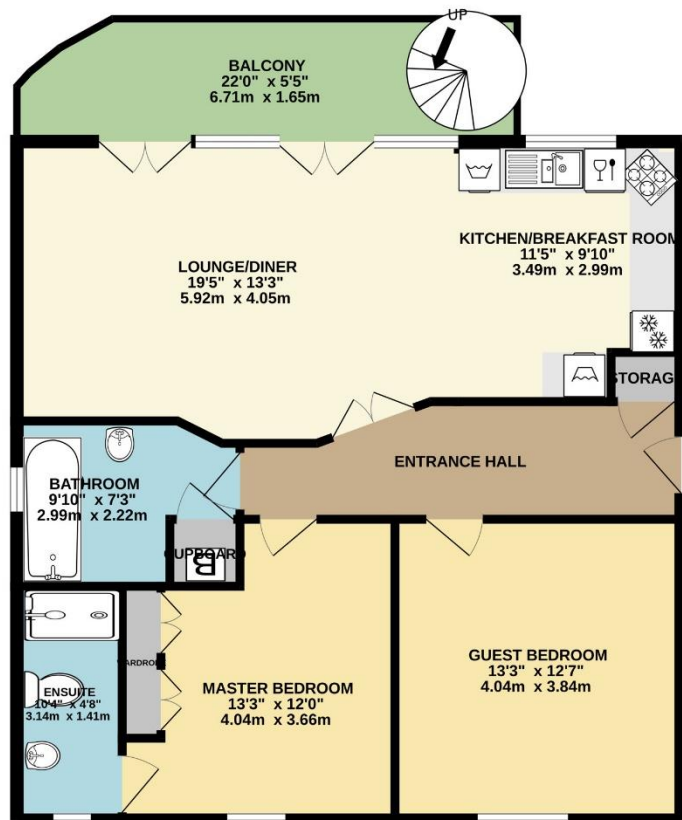
We understand the apartment is held on Lease with 978 years remaining and subject to a service charge of approximately £2,543.50 per 12 months year from 1st January 2025 but this is subject to change and an annual ground rent of approximately £400 per 12 Months from 1st January. The above information 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:01752 200909).

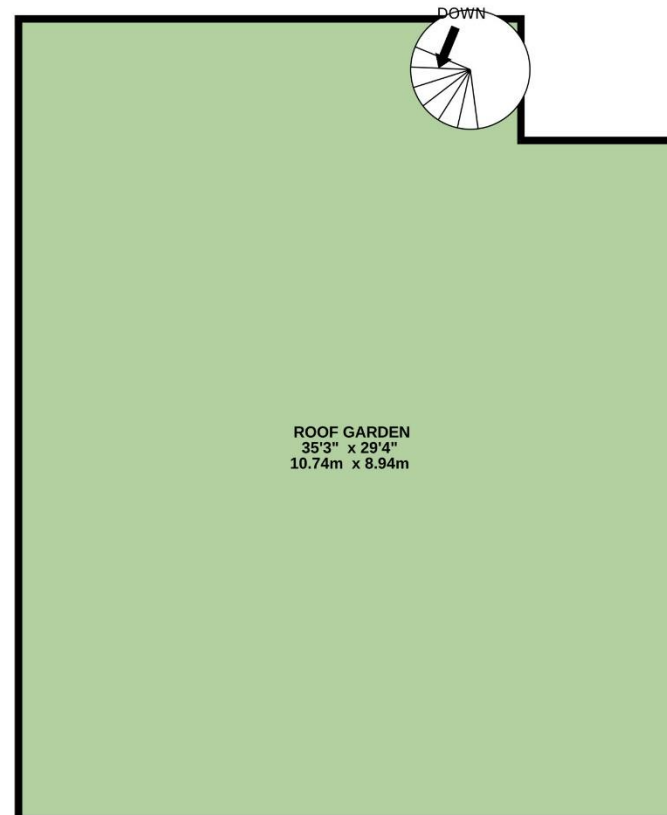




THIRD FLOOR



FOURTH FLOOR ROOF GARDEN



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