



Flat 28 Azure, 55 Cliff Road, The Hoe, Plymouth, Devon, PL1 2PE

£450,000



Perched in a commanding waterside position within the prestigious Azure Development on Plymouth Hoe, this striking duplex apartment offers an exceptional lifestyle defined by panoramic sea views and elegant contemporary design. From the moment you step through the private residents' entrance on Cliff Road, a sense of exclusivity and tranquillity sets the tone.

Residents are welcomed by beautifully maintained gardens that lead to the main entrance foyer, where a dedicated building manager's office and a stylish reception lounge create a warm and professional first impression. From here, a lift or staircase ascends to the fourth floor, where the entrance to the apartment awaits.

Inside, the apartment immediately reveals a thoughtful layout that maximises both space and natural light. The entrance hall is spacious and practical, with a discreet storage cupboard housing a modern Worcester combination gas boiler. Both bedrooms are located on this level, offering comfort and privacy. The principal bedroom is a calm, refined retreat with built-in wardrobes and a sleek en-suite shower room, finished with contemporary tiling and chrome fittings. A second double bedroom provides a welcoming space for guests or family, while the family bathroom features a full suite, including a bath and pedestal basin, with stylish, fully tiled walls and a chrome heated towel rail.

A staircase rises to the heart of the home: a breathtaking open-plan reception room on the fifth floor. Bathed in natural light, this generous space flows effortlessly between living and dining zones, all oriented towards the spectacular sea views that stretch across Plymouth Sound, the Hoe Promenade, Drake's Island, Jennycliff, and the Rame Peninsula. French doors open to a private south-facing balcony — a perfect spot for morning coffee or sunset drinks, with the ever-changing seascape as your backdrop.

The adjoining kitchen complements the space with sleek black granite worktops and a full range of integrated appliances, including a gas hob, electric oven, fridge/freezer, slimline dishwasher, and washer-dryer — ideal for both everyday living and entertaining.

For convenience and peace of mind, the apartment includes an allocated parking space within a secure, access-controlled car park, which can be reached via lift or stairs from within the building, or through vehicular access on Grand Hotel Road.

Combining a rare coastal outlook with modern design, excellent amenities, and a superb location, this apartment offers an exceptional opportunity to live at the very edge of Plymouth's iconic waterfront.

Lease Information

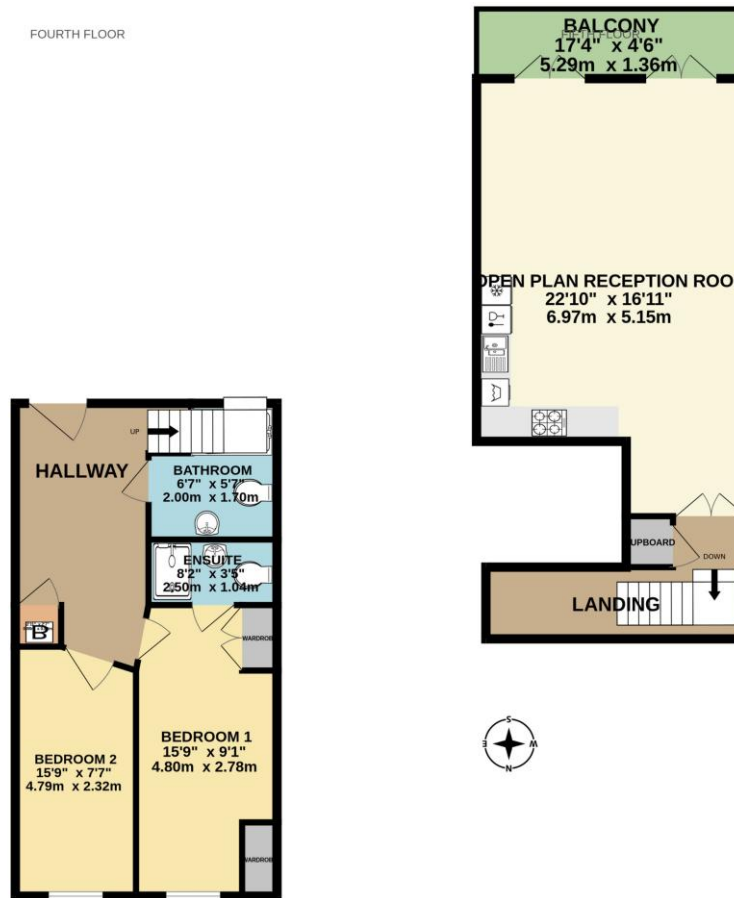
We understand the apartment is held on Lease with 977 years remaining and subject to a service charge of approximately £4000 per year from January 2025 but this is subject to periodic review and an annual ground rent of approximately £400. The above information is provided in good faith although we would recommend that prospective purchasers consult their own solicitor for formal verification.



To view this property call Lang Town & Country Estate Agents on **01752 200909**.



FOURTH FLOOR



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