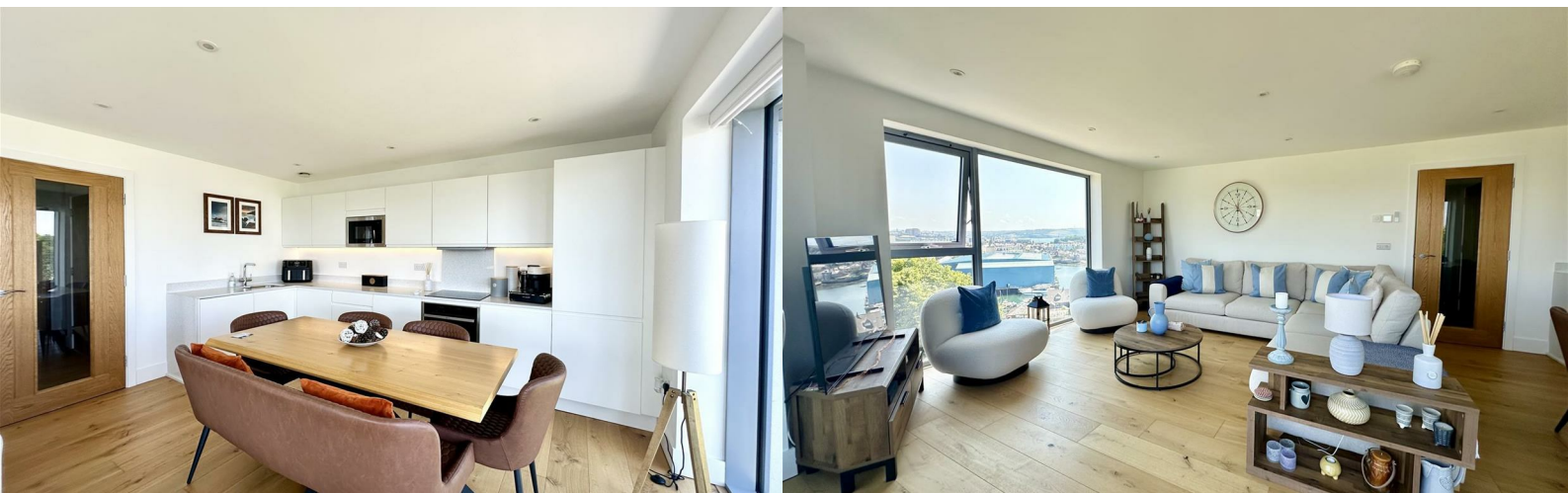




## Leeward House Discovery Road

Mount Wise, Plymouth, PL1 4PR

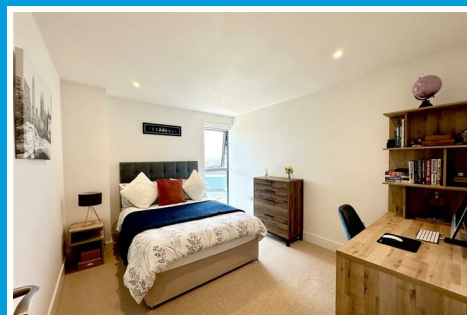
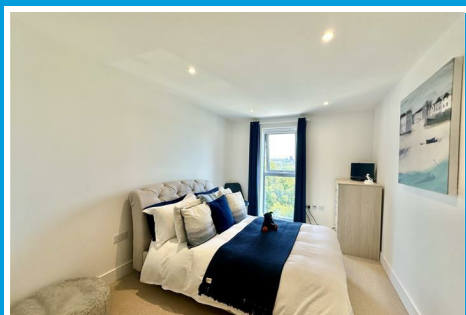
Offers Over £350,000



# Leeward House Discovery Road

Mount Wise, Plymouth, PL1 4PR

**Offers Over £350,000**



## APARTMENT 147 LEEWARD HOUSE, MOUNT WISE, PL1 4PR

### THE PROPERTY

A rare opportunity to buy a fourth floor apartment located in Leeward House. Set in this prime position with far reaching panoramic views looking over Cremyl Creek and Drake's Island/the western approaches, Plymouth Cricket ground and city and westwards towards the Tamar estuary and Cornwall in the distance. A premium upgraded specification for the fourth floor and above in this block with electric/solar under floor heating, dimming lights, oak flooring, electric blinds, quality fitted integrated kitchen with Neff appliances, well appointed master en suite and spacious family bathroom. Spacious hall, generous size living room with kitchen and dining areas, balcony off ideal for enjoying summer evenings and two double bedrooms. Two private allocated parking spaces.

### LOCATION

Set close to Plymouth's historic waterfront with accessible level walks and a good variety of local services and amenities found nearby including a mini supermarket in close walking distance. Lying within easy striking distance of the city centre and access to other major routes nearby.

### ACCOMMODATION

Door with peep hole viewer into:

### HALL

Down lighters. Hardwired smoke detector. Audio entry phone system. Double doors to deep utility cupboard with space for washer dryer and housing the consumer unit and solar heating controls. Hardwood floors.

### LIVING/DINING ROOM/KITCHEN

**23' x 14'11 max (7.01m x 4.55m max)**

Panoramic views with outlook over Cremyl Creek and beyond towards Drake's Island and the western approaches, the city and Bovisand and across the adjoining cricket field and towards Dartmoor in the distance. Picture window to the side and wide picture windows with twin double glazed patio doors opening to the balcony. Multiple down lighters and hard wired smoke detector. Attractive hardwood flooring. Quality fitted integrated kitchen with quartz style work surfaces, matching upstands, under mounted one and half bowl stainless steel sink with chrome Quooker boiling water tap. Neff integrated appliances include automatic dishwasher, four ring variable size Schott Ceran hob with splash back, illuminated extractor hood over. Fridge/freezer. Microwave.

### BALCONY

**14' x 5' approx (4.27m x 1.52m approx)**

Panoramic views to south east Cornwall, towards Dartmoor and across the city.

## MASTER BEDROOM

17' x 9'8 (5.18m x 2.95m)

With views over Cremyl Creek and beyond, Plymouth Sound and Jennycliff in the distance. Down lighters. Door to:

## EN SUITE SHOWER ROOM

Wall hung wash hand basin and cupboard under, chrome mixer tap and mirror illuminated cabinet over. Wall hung WC. Corner tiled shower with overhead douche spray and handheld mixer. Ladder radiator.

## BEDROOM TWO

12'4 x 10' (3.76m x 3.05m)

Window with similar views to the master bedroom.

## BATHROOM

Quality fitted white suite with wall hung wash hand basin, drawer under and illuminated mirror over. Bath with shower over.

## EXTERNALLY

Secure entry to a level paved car park in which there are two private parking spaces for the sole use of this property. Communal grounds including lawned areas.

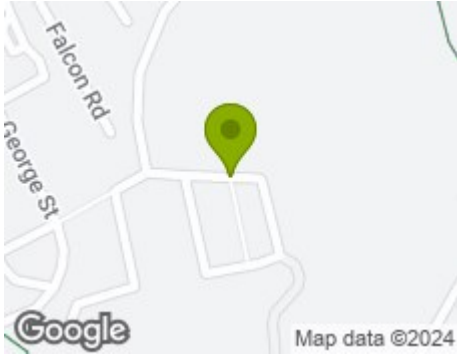
## AGENTS NOTE

Tenure - Leasehold - 999 year lease, 991 years remaining. Maintenance/service charge - £2,600 per annum. Ground rent £350 per annum.

Plymouth City Council tax - Band C.



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

### GROUND FLOOR

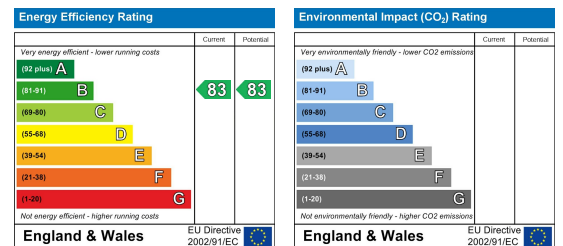


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## Viewing

Please contact our Plymouth Office on 01752 664125 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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