



Discovery Road, Mount Wise, Plymouth, PL1 4PR

£300,000 LEASEHOLD

**ATWELL
MARTIN**
ESTATE AGENTS



Discovery Road

Mount Wise, Plymouth, PL1 4PR

Council Tax band: C

Tenure: Leasehold

- Underfloor Heating
- Fitted Kitchen with Appliances
- En-Suite Shower Room
- Open Plan Living
- Allocated Parking
- Bathroom
- Contemporary New Apartment
- Water Views



Discovery Road

Mount Wise, Plymouth, PL1 4PR

Communal door leads into entrance lobby with further door leading through to lift and stairs access to first floor.

Oak panelled apartment front door leads into entrance hall with laminate oak wooden flooring, utility cupboard and doors through to: open plan living room with continuation of laminate oak wooden flooring, sliding doors onto balcony, L shaped kitchen fitted with matt handleless wall and base units, contrasting work surfaces and integrated appliances including induction hob with extractor, fan oven, fridge/freezer and dishwasher.

Master double bedroom with en-suite shower room fitted with white contemporary suite to include fully tiled shower cubicle, wash hand basin and WC with tiled flooring, further double bedroom and bathroom also fitted with white contemporary sanitary ware to include panelled bath with shower over, wash hand basin and WC with tiled flooring.

This property also benefits from an allocated parking space with visitor parking also available.





BALCONY

Allocated Parking

1 Parking Space

LEASEHOLD INFORMATION

Tenure: Leasehold 999 years (From 1st April 2011)

Service Charge: Approx £1783.88 per annum

Ground Rent: £350.00 per annum



TWO BEDROOM APARTMENT

Average Size: 72.9m² (785ft²)

Kitchen / Living / Dining Room

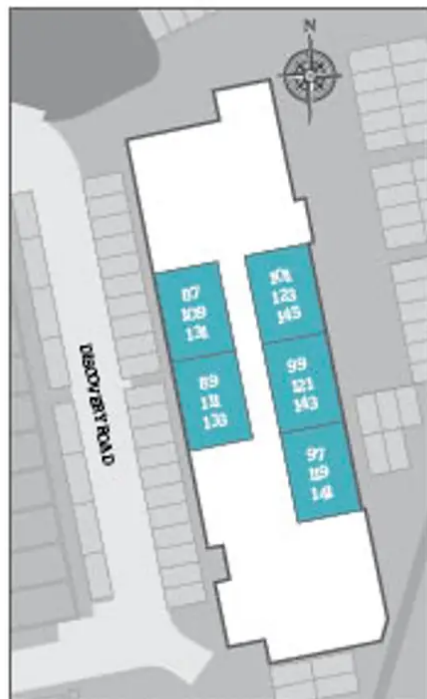
6700mm x 4060mm
21'9" x 13'3"

Master Bedroom

4800mm x 2800mm
15'7" x 9'2"

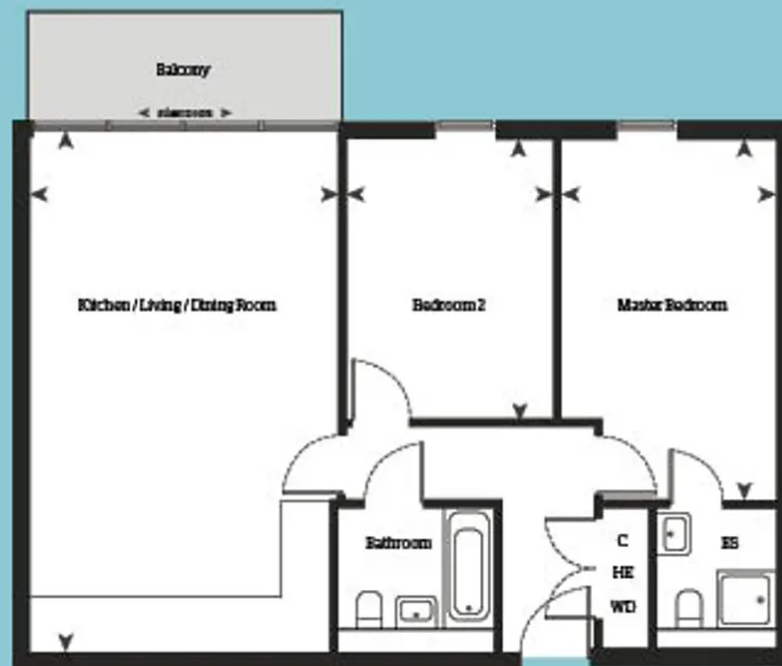
Bedroom 2

3750mm x 2750mm
12'3" x 9'0"



Approximate location within building.

Disclaimer: Leeward House floorplan layouts provide approximate measurements and are for illustrative purposes only. Dimensions are taken from the architect's drawings and tolerances may occur with them as built. Kitchen layouts are indicative only.



Apartment No.	Aspect	Floor
87	West	First
89	West	First
97	East	First
99	East	First
101	East	First
109	West	Second
111	West	Second
119	East	Second
121	East	Second
123	East	Second
131	West	Third
133	West	Third
141	East	Third
143	East	Third
145	East	Third

KEY

C - Cupboard
ES - En-Suite
HE - Heat Exchanger
WD - Washer Dryer



Atwell Martin

Atwell Martin, 65 Southside Street – PL1 2LA

01752 202121

plymouthsales@atwell-martin.co.uk

plymouth.atwellmartin.co.uk/

Atwell Martin Plymouth endeavour to ensure the accuracy of property details produced and displayed. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are connected, in working order or fit for purpose. It is imperative that the buyer of any property makes such checks, prior to purchase so as to satisfy themselves of the properties suitability for their purchase. .