



Leeward House, Discovery Road, Plymouth, PL1 4PR

£350,000 Leasehold EPC: B





Discovery Road

Mount Wise, Plymouth

Luxurious 2-bed flat in Leeward House with underfloor heating, en-suite shower, water views, balcony, and 2 parking spaces. Modern kitchen with integrated appliances. Private outdoor balcony offering endless possibilities for relaxation and entertainment.

Council Tax band: C

Tenure: Leasehold

- Underfloor Heating
- En-Suite Shower Room
- Two Allocated Parking Spaces
- Water Views
- Fitted Kitchen with Appliances
- Contemporary Style Two Bedroom Apartment



Discovery Road

Mount Wise, Plymouth

Discover a life of luxury and comfort in this exquisite 2-bedroom flat located in the prestigious Leeward House. Step into a world of elegance where modern living meets sophistication, boasting underfloor heating throughout for an added touch of opulence. The property features a chic en-suite shower room for convenience and privacy, alongside two allocated parking spaces ensuring you always return home to comfort. Embrace the serenity of water views visible from the balcony and all windows, adding a tranquil ambience to each day. The fitted kitchen with integrated appliances complements the contemporary style of this two-bedroom apartment, presenting a seamless blend of functionality and aesthetics for the discerning homeowner.

Step outside into a private sanctuary where possibilities abound in the enchanting outdoor spaces. Whether enjoying a morning coffee on your private balcony or entertaining guests in the communal gardens, the potential for personalisation is endless.



DESCRIPTION

Communal door leads into entrance lobby with further door leading through to lift and stairs access to third floor. Oak panelled apartment front door leads into entrance hall with laminate oak wooden flooring, cupboard housing the washer/dryer 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 two allocated parking spaces with visitor parking also available.

LEASEHOLD INFORMATION

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

Service Charge: Approx £2,536.32 per annum

Ground Rent: £350.00 per annum

LOCATION

Leeward House blends urban living with the waterside in a collection of contemporary one, two and three bedroom apartments and penthouses creatively arranged over six floors. The breathtaking combination of waterside views, city aspects and the historical setting within Mount Wise development gives an insight into the exciting opportunities Plymouth has to offer.





TWO BEDROOM APARTMENT

Average Size: 72.9m² (785ft²)

Kitchen / Living / Dining Room

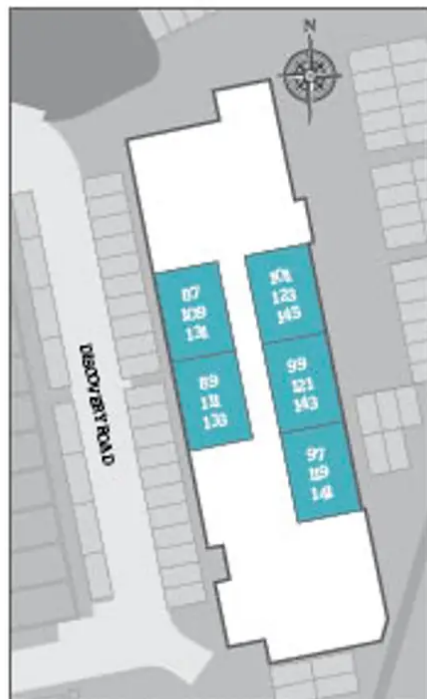
6700mm x 4060mm
21'9" x 13'3"

Master Bedroom

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

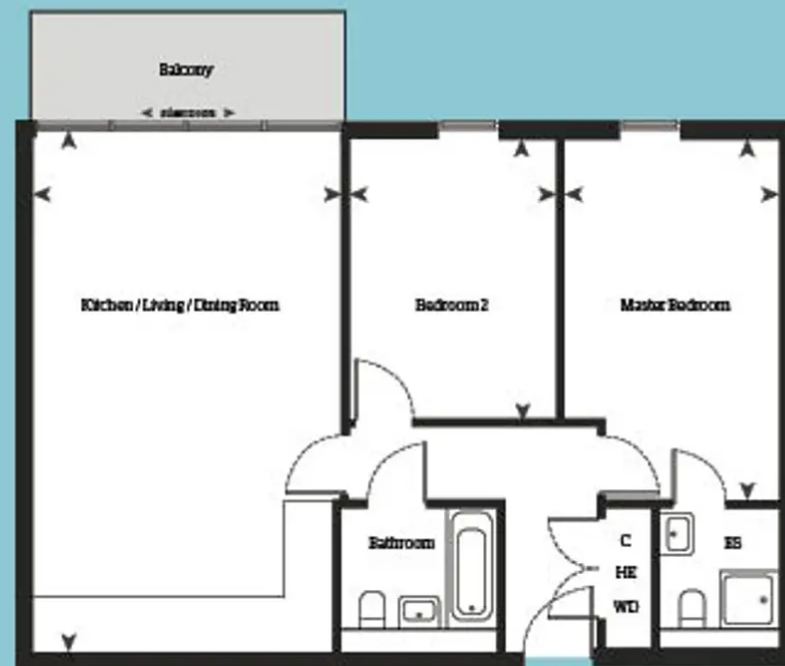
Bedroom 2

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/

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