



Discovery Road, Mount Wise, Plymouth, PL1 4PR

£340,000 LEASEHOLD EPC: B







## Discovery Road

Mount Wise, Plymouth, PL1 4PR

Luxury 2 bed apartment in Leeward House with stunning sea views, spacious rooms, ensuite, open plan living, underfloor heating, sleek kitchen, 2 parking spaces. Modern coastal living at its finest. Contact for viewing.

Council Tax band: B

Tenure: Leasehold

- Sea Views
- Fourth Floor Premium Apartment
- Two Double Bedrooms with Water Views
- En-Suite Shower Room
- Open Plan Living Room
- Underfloor Heating
- Fitted Kitchen with Integrated Appliances
- Two Allocated Parking Spaces





# Discovery Road

Mount Wise, Plymouth, PL1 4PR

Perched majestically on the fourth floor of the prominent Leeward House development, this 2 bedroom apartment exudes luxury living at its finest. Boasting unparalleled sea views from the balcony that stretch as far as the eye can see, this premium apartment offers a sublime coastal lifestyle. Two generously-sized double bedrooms beckon with water vistas, with the master bedroom featuring an en-suite shower room for added convenience and indulgence. The open plan living room is a spacious sanctuary bathed in natural light, enhanced by underfloor heating to ensure warmth and comfort year-round. The sleek fitted kitchen is complete with integrated appliances that cater to both style and practicality. As if that weren't enough, two allocated parking spaces make coming home a breeze, ensuring convenience and ease in this coastal paradise.

## Tenure & Services

**Tenure:** Leasehold

**Lease length:** 985 years remaining

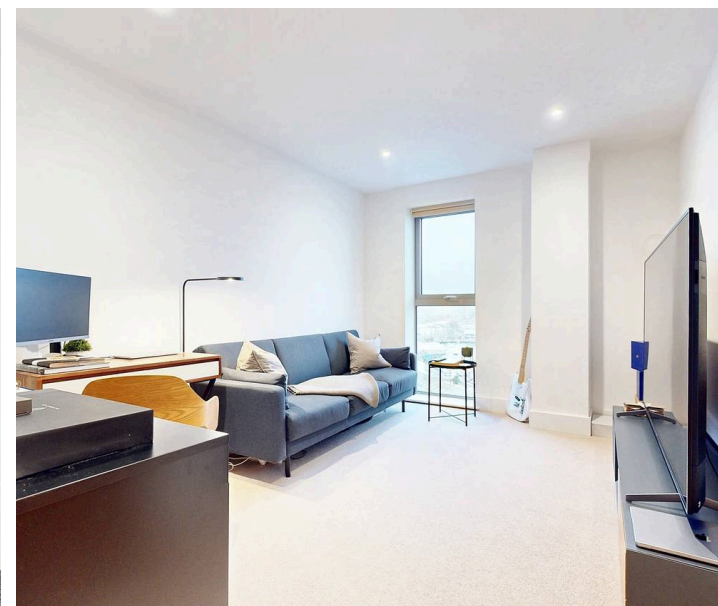
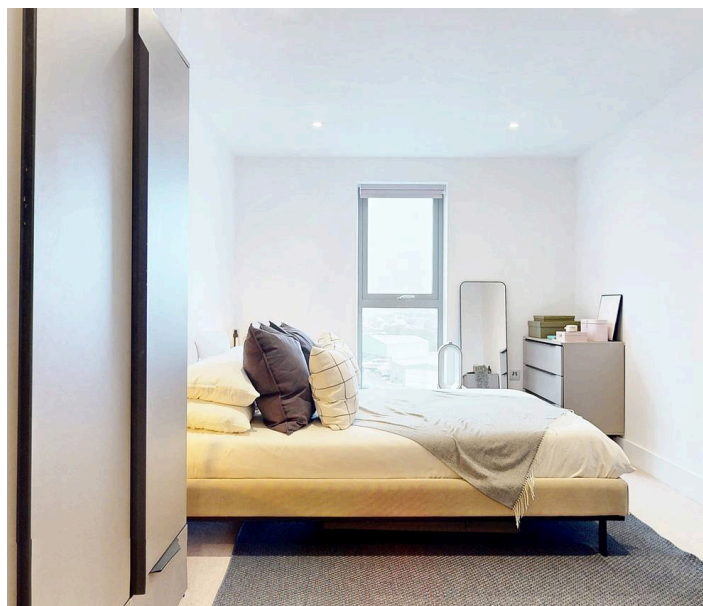
**Service Charge:** £2500 pa

**Ground rent:** £350 pa

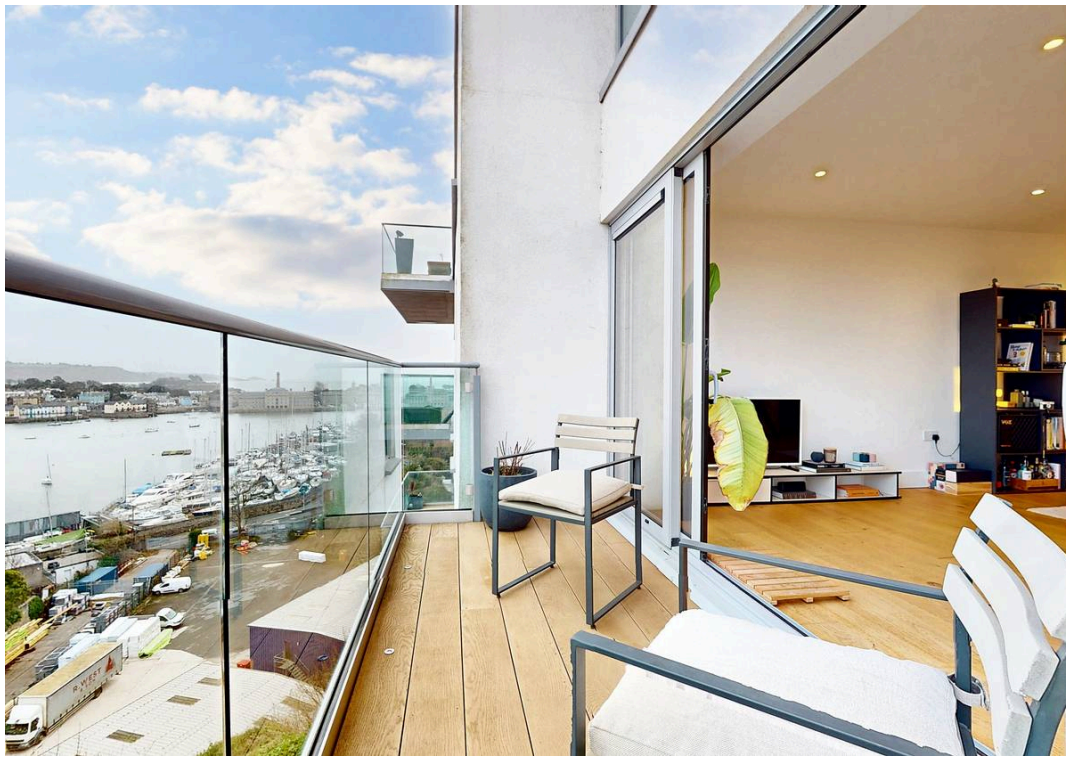
**Council Tax band:** B

**EPC:** B

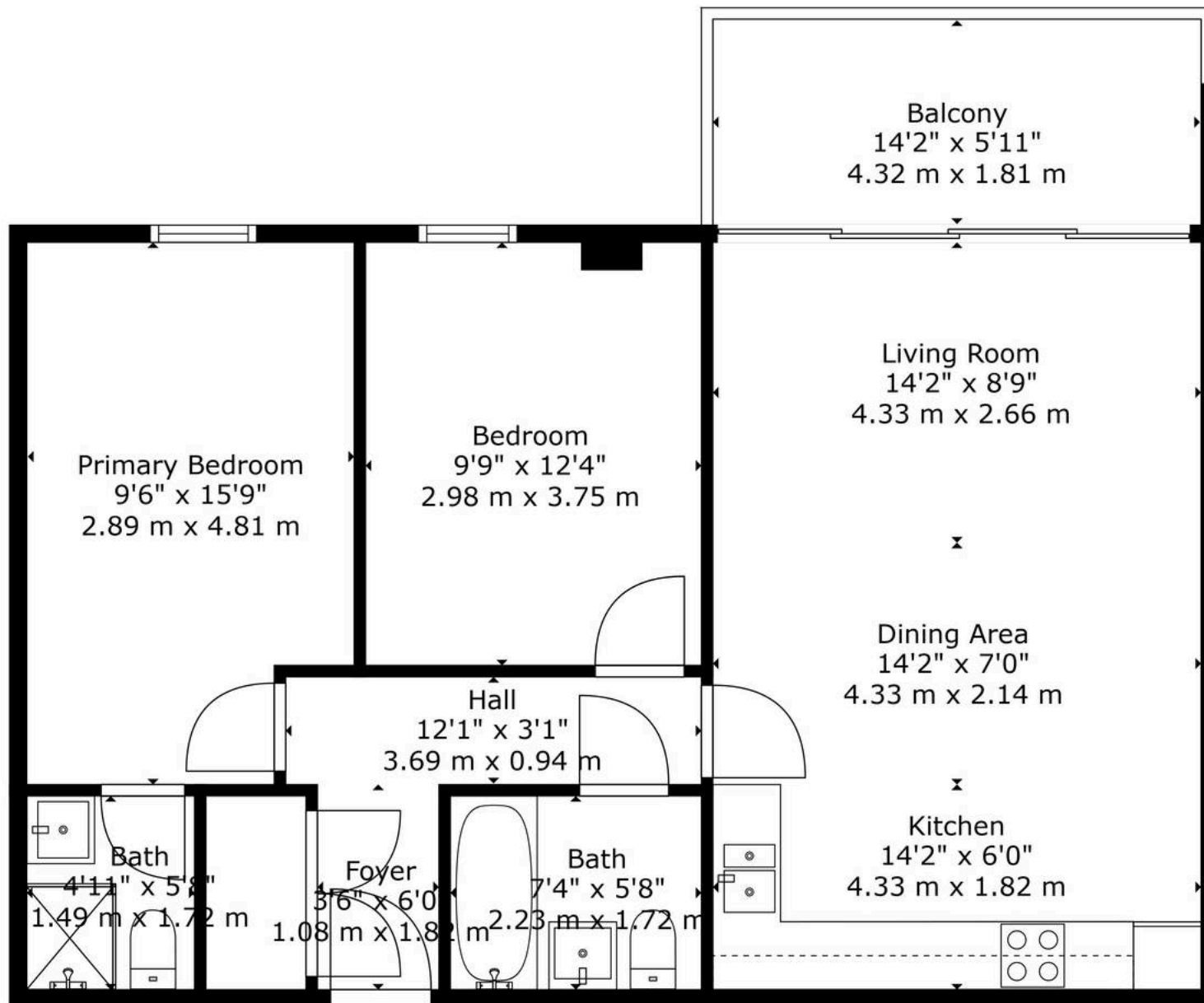
**Allocated parking – 2 Parking Spaces**











**TOTAL: 744 sq. ft, 69 m2**  
 FLOOR 1: 744 sq. ft, 69 m2  
 EXCLUDED AREAS: BALCONY: 85 sq. ft, 8 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.







## Atwell Martin

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