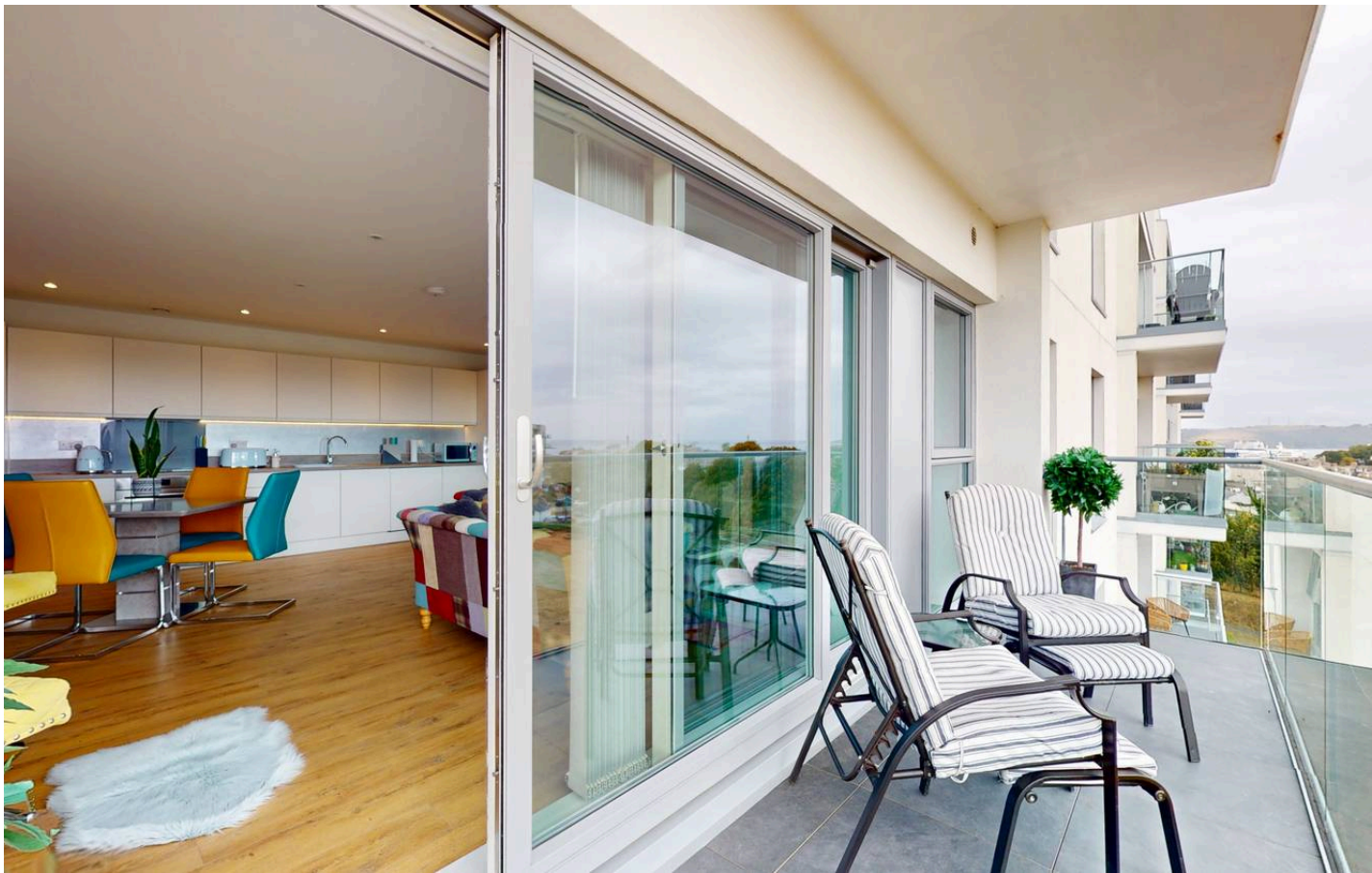




Mount Wise Crescent, Plymouth, PL1 4TJ

Offers Over £350,000 Leasehold



Mount Wise Crescent

Plymouth

Nestled in the heart of Mount Wise, this 4th-floor apartment offers luxurious living. Features 2 double bedrooms (both with sea views), en-suite bathroom, south-facing balcony, spacious layout, sleek kitchen, Smeg appliances, and utility room. Also includes a 10-year build warranty. Enjoy stunning panoramic views, outdoor balcony space, and 2 allocated parking spots. Ideal for city living with a touch of tranquillity.

Council Tax band: TBC

Tenure: Leasehold 28/08/3014

Service Charge: £2400.00 per annum

- Stunning Views of Plymouth Sound and The River Tamar
- Two Double Bedroom Fourth Floor Apartment
- Two Allocated Parking Spaces
- Contemporary Two Year Old Apartment
- En-Suite Shower Room
- Fabulous South Facing Balcony
- Integrated Smeg Appliances
- 10 Year Build Warranty
- Visitor Parking Available
- Fantastic Location Close To City Centre



Mount Wise Crescent

Plymouth

Nestled in a prime location, this contemporary two-year-old fourth-floor apartment offers a luxurious living experience with breathtaking views of Plymouth Sound and The River Tamar. Boasting two spacious double bedrooms, both with sea views, including an en-suite shower room, this meticulously designed property features a fabulous south-facing balcony where residents can soak in the panoramic scenery. The open-plan layout seamlessly integrates the living space with the sleek kitchen, equipped with integrated Smeg appliances. The addition of a walk in utility room epitomises the convenience and sophistication of this property.

Moreover, a 10-year build warranty provides peace of mind, making this home a true gem in a sought-after area close to the bustling city centre.

Step outside onto the good-sized balcony, a tranquil oasis offering a perfect setting for al fresco dining or simply enjoying the stunning vistas that stretch across the cricket pitch, Plymouth Sound, and Mount Edgcumbe. This delightful outdoor space lends itself to personalisation with the addition of a cosy table and chairs, pot plants, or any other outdoor decor.

Additionally, the property provides two allocated parking spaces, ensuring parking woes are a thing of the past. For guests and visitors, ample parking is readily available.



Entrance Hallway

Communal entrance into lobby area with lift and stairs leading to fourth floor. Apartment front door leads into entrance hall with utility cupboard housing washer/dryer, heat exchange unit, underfloor heating manifolds and space for storage and Porcelanosa laminate wood flooring.

Living, Kitchen, Dining

Open plan Living Room with continuation of Porcelanosa laminate wood flooring and kitchen to the rear of the room fitted with Smeg appliances to include: induction hob, fan oven, fridge/freezer and dishwasher. Space for dining room table and chairs. Sliding doors opening onto the southerly facing balcony with glazed balustrade and panoramic views across the cricket pitch out to Plymouth Sound and around to Mount Edgcumbe. There is also BT Fibre Optic directly into the building or a further choice of Virgin Media.

Bedrooms & Bathrooms

The main bedroom is carpeted and has window to the front with views across the cricket pitch towards Plymouth Sound and Mount Edgcumbe, there is also a TV aerial within this room. Door leads through to en-suite consisting of shower cubicle with glazed screen, WC and wash hand basin with mirrored vanity unit above, all finished with Vado fitments and Porcelanosa tiling. The second bedroom is also a double with a southerly window with views towards Plymouth Sound and is carpeted. The contemporary bathroom consists of white suite with WC, wash hand basin with mirrored vanity cupboard above and panelled bath with shower over and glazed screen, Porcelanosa tiling and Vado fitments.





BALCONY

The good size balcony provides a lovely space for table and chairs, pot plants etc. with panoramic southerly views across the cricket pitch, Plymouth Sound and Mount Edgcumbe.

ALLOCATED PARKING

2 Parking Spaces

This property benefits from two allocated parking spaces. There is also further parking available for visitors.



1st - 5th Floor

Teesra House



Key: WD Washer Dryer U Utility C Cupboard JB Juliet Balcony

Type A: 1-01 - 5-01 1 BED APARTMENTS

Area:	51.5m ² / 554ft ²
Living / Kitchen / Dining:	4.82m x 6.17m
Bedroom:	3.30m x 3.97m

Type B: 1-02 - 5-02 2 BED APARTMENTS

Area:	79.8m ² / 859ft ²
Living / Kitchen / Dining:	7.34m x 4.77m
Bedroom 1:	3.25m x 4.24m
Bedroom 2:	3.28m x 3.28m

Type E: 1-07 - 5-07 3 BED APARTMENTS

Area:	95.4m ² / 1,027ft ²
Living / Kitchen / Dining:	5.22m x 6.97m
Bedroom 1:	3.50m x 4.44m
Bedroom 2:	3.20m x 3.22m
Bedroom 3:	2.72m x 3.22m
Study:	2.88m x 1.68m

Type F: 1-09 - 5-09 / 1-10 - 5-10 / 1-11 - 5-11 / 1-12 - 5-12 1 BED APARTMENTS

Area:	50.2m ² / 540ft ²
Living / Kitchen / Dining:	4.77m x 6.02m
Bedroom:	3.39m x 3.82m

Type C: 1-03 - 5-03 / 1-04 - 5-04 / 1-05 - 5-05 / 1-06 - 5-06 2 BED APARTMENTS

Area:	76.5m ² / 823ft ²
Living / Kitchen / Dining:	5.82m x 6.07m
Bedroom 1:	3.17m x 4.24m
Bedroom 2:	3.35m x 3.00m

Type G: 1-08 - 5-08 3 BED APARTMENTS

Area:	103.1m ² / 1,110ft ²
Living / Kitchen / Dining:	6.23m x 7.44m
Bedroom 1:	3.42m x 4.54m
Bedroom 2:	3.20m x 3.27m
Bedroom 3:	3.02m x 3.27m

Disclaimer: These particulars are provided as a general guide of what is being offered subject to contract and availability. These particulars are not intended, nor do they contain, and representation of fact upon which any interested party is entitled or should rely. Consequently this information should be treated as a general guidance and cannot be relied upon as accurately describing any of the Specified Matters described in any Order made under the Consumer Protection from Unfair Trading Act 2008 (CPA), the Business Protection from Misleading Marketing Regulations 2008 (BPMR).

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amend the specification as necessary without prior notice, but to an equal standard. Please note that whilst current views may be unrestricted these could alter in the future. No person in the employment of our selling agent and representative has any authority to make any representations or warranty whatsoever in relation to the property.



Atwell Martin

Atwell Martin, 65 Southside Street – PL1 2LA

01752 202121

plymouthsales@atwell-martin.co.uk

plymouth.atwellmartin.co.uk/

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