

THE PENTHOUSE COLLECTION

LEEWARD HOUSE | PLYMOUTH



EXCEPTIONAL NEW HOMES WITH SPECTACULAR VIEWS

SET IN THE HEART OF PLYMOUTH



FOUR 2 AND 3 BEDROOM PENTHOUSES
OVERLOOKING PLYMOUTH SOUND, THE RIVER
TAMAR, THE CITY OF PLYMOUTH AND BEYOND



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HOMES

A BEAUTIFUL PLACE TO LIVE WITHIN A PARKLAND
SETTING, A CRICKET PITCH AT ITS HEART AND ALL
THE ACTIVITIES THAT PLYMOUTH HAS TO OFFER



OUTSTANDING LOCATION





THESE APARTMENTS ARE LOCATED ON THE FIFTH FLOOR OF LEEWARD HOUSE, THE THIRD PHASE OF THE AWARD WINNING MOUNT WISE DEVELOPMENT. THESE NEW HOMES INTRODUCE A NEW ERA OF WATERSIDE LIVING TO THE CITY OF PLYMOUTH.

A vibrant city with a spectacular waterfront. Extensive maritime history surrounds a modern city with one of the largest universities, a lively cultural scene with West End shows regularly performed at the Theatre Royal, a vast array of bars, cafes and restaurants, with a shopping experience to match. For sporting activities, the Plymouth Life Centre offers extensive state-of-the-art

facilities. The choice of water-based activities is unrivalled, from diving to fishing, sailing to canoeing. Alternatively, sea life can be enjoyed from dry land at Plymouth's National Marine Aquarium. To the north of the City the large outdoor playground of Dartmoor National Park stretches out for many miles. Large swathes of open moorland, beautiful rivers and woodland are perfect for days out and adventure.



HIGH SPECIFICATION

THE CONTEMPORARY THEME
OF THE BUILDING FLOWS

from the external appearance through to high quality internal fixtures and fittings, delivering a fresh appearance with clean lines, durability and the very best modern living.



SPECIFICATION

KITCHENS

- Contemporary style by Westcountry based Mayflower Kitchens with matt handleless units and soft-close doors, Silestone worktop, stainless steel sink and complementary 3 in 1 hot water tap.
- A range of integrated NEFF appliances including 70:30 fridge freezer, integrated microwave, combination oven and warming drawer, induction hob with extractor, and dishwasher.

BATHROOMS AND EN-SUITES

- Villeroy and Boch white china sanitaryware with chrome taps and fittings.
- Wall mounted toilets with concealed cistern and soft-close seat and cover.
- Baths with adjustable shower heads over.
- Showers within en-suites with a fixed head and hand-held headset.
- Chrome finish heated towel rails and toilet roll holders.
- Undersink storage drawers to all basins.
- Bathroom storage and shaver socket within bathroom cabinets in en-suites.

- Porcelain floor tiles and ceramic wall tiles with full height tiling behind sinks and toilets, and around baths and showers with feature tiling.

DECORATION AND INTERNAL FINISHES

- Walls and ceilings painted with white vinyl matt.
- White painted architraves and skirtings.
- Oak veneered doors with brushed stainless steel ironmongery.
- Engineered timber flooring to kitchen, living room and hallway with neutral colour carpets to bedrooms.
- Bi-folding doors to roof terraces.

ELECTRICAL AND HEATING

- Underfloor heating throughout.
- Free standing washer / condenser dryer located in separate utility cupboard.
- Centralised plant system supplying heating and hot water.
- LED recessed downlighters to all areas.

- PIR sensor controlled low level lighting beside toilet in en-suites.
- Feature lighting to roof terraces.
- Mains wired smoke detectors.
- White sockets and switch plates.
- Dimmer switches to kitchen / dining / living room and all bedrooms.
- Telephone point, television and USB ports fitted to living room and master bedroom.
- BT and Virgin cabling installed to each apartment, will be subject to connections and subscription to service by the occupier.
- Audio and video entry system.

EXTERNALLY

- Apartment post boxes located in the reception of the building.
- Apartment front door to include five lever lock compliant with Secured by Design requirements.
- 13 person lift access.
- Private allocated and visitor car parking spaces within the barrier controlled parking area.
- Dual electric vehicle charging point installed to visitor parking.

SUSTAINABILITY

- A communal heating and hot water system to minimise running costs and deliver on environmental benefits.
- LED lighting to all apartments.
- Automatic lighting controls provided to all communal areas.
- Enhanced levels of insulation to improve the performance of the building fabric.
- High performance glazing to reduce heat loss and solar gain.
- Separate cycle storage provided on the ground floor of the building.
- Recycling and refuse stores located on the ground floor of the building.

GUARANTEE

- Each apartment comes with a 10-year Premier Guarantee building warranty.

premier
guarantee

FOUR STUNNING HOMES



KEY

C	Cupboard		Kitchen / Dining / Living Space
ES	En-suite		Bedrooms
HE	Heat Exchanger		Bathrooms / En-suite
WD	Washer Dryer		Outside Space
	Rooflight		



165

SIZE: 125.4M² (1,350FT²)

Kitchen / Living / Dining Room

10.3m x 6.6m
33'6" x 21'7"

Master Bedroom

4.1m x 3.2m
13'5" x 10'3"

Bedroom 2

3.6m x 3.6m
11'6" x 11'6"

Bedroom 3

4.0m x 2.5m
12'9" x 8'0"

167

SIZE: 95.6M² (1,029FT²)

Kitchen / Living / Dining Room

10.0m x 4.7m
32'8" x 15'3"

Master Bedroom

3.3m x 3.2m
10'7" x 10'3"

Bedroom 2

3.5m x 2.7m
11'3" x 8'9"

169

SIZE: 111M² (1,195FT²)

Kitchen / Living / Dining Room

10.0m x 4.0m
32'8" x 12'9"

Master Bedroom

4.9m x 2.8m
15'9" x 9'2"

Bedroom 2

3.9m x 2.9m
12'6" x 9'5"

Bedroom 3

3.0m x 2.8m
9'7" x 9'2"

171

SIZE: 118.1M² (1,271FT²)

Kitchen / Living / Dining Room

10.0m x 6.6m
32'8" x 21'5"

Master Bedroom

4.9m x 2.8m
15'9" x 9'2"

Bedroom 2

3.9m x 3.0m
12'6" x 9'7"

Bedroom 3

2.9m x 2.8m
9'5" x 9'2"

Each apartment has 2 parking spaces within the barrier controlled parking area.



GROUND FLOOR AND SITE PLAN



SERVICES

Mains water, drainage and electricity. A communal heating and hot water system supplies hot water and heating to each apartment. Usage is individually metered. Leeward House is a privately managed and operated development and forms part of Mount Wise Estate.

GENERAL INFORMATION

- 999 year lease
- 10 year building warranty
- Ground rent £350 per annum
- Please speak to the sales team for information on Service Charges

LOCAL AUTHORITY

Plymouth City Council, Plymouth, PL1 3BJ
01752 668000



DIRECTIONS

From Exeter and the M5 follow the A38 to Plymouth. Take the A386 sliproad to A374 / city centre / Tavistock / Torpoint. At Manadon roundabout, take second exit. Merge onto Outland Road / A386. After about one and a half miles keep right to continue on Outland Road / A3064. Take slight left onto Milehouse Road / B3396.

At the roundabout, continue straight onto Devonport Road. After approximately half a mile continue ahead at the traffic lights onto Kings Road. At the roundabout take the third exit onto Devonport Hill / A374. After about quarter of a mile turn left into the Mount Wise development.

VIEWING

Strictly by appointment only through the joint agents:



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IMPORTANT NOTICE

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 (CPR), the Business Protection from Misleading Marketing Regulations 2008 (BPR). All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. The information provided is intended for illustrative purposes only and could change for example, in response to market demands, product availability or ground conditions.

The developer reserves the right to 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.

FOR FURTHER DETAILS
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