



Leeward House, Discovery Road, Mount Wise, Plymouth, PL1 4PR

£290,000 LEASEHOLD EPC: B





Leeward House, Discovery Road

Mount Wise, Plymouth, PL1 4PR

Presenting this exquisite 2-bedroom apartment, designed to captivate your senses with its impeccable features and breathtaking water views. Situated in a desirable location, this property offers the epitome of apartment living. Council Tax band: D

Tenure: Leasehold

- Underfloor Heating
- En-Suite Shower Room
- Balcony with Water Views
- Laminate Wood Flooring Throughout
- Open Plan Living
- Allocated Parking
- Fitted Kitchen with Appliances
- Fully Tiled Bathroom



Leeward House, Discovery Road

Mount Wise, Plymouth, PL1 4PR

Presenting this exquisite 2-bedroom apartment, designed to captivate your senses with its impeccable features and breathtaking water views. Situated in a desirable location, this property offers the epitome of apartment living.

As you step into the flat, you will immediately notice the modern elegance that permeates throughout. The underfloor heating ensures a cosy atmosphere, while the laminate wood flooring adds a touch of sophistication, harmonising perfectly with the contemporary aesthetic. The open plan living arrangement effortlessly merges the spacious lounge and dining areas, providing a versatile space for relaxation and entertaining guests.

The master bedroom boasts an en-suite shower room, offering privacy and convenience, while the second bedroom offers ample space for a guest room or home office. Both bedrooms showcase the stunning water views, offering a serene escape from the hustle and bustle of daily life.

Stepping out onto the private balcony, you will be entranced by the picturesque views, creating an enchanting setting to enjoy leisurely mornings or unwind after a long day.

Additional features of this remarkable property include allocated parking for convenience, a fitted kitchen with top-of-the-line appliances, and a fully tiled bathroom, meticulously designed to provide a tranquil oasis.

- Underfloor Heating
- En-Suite Shower Room
- Balcony with Water Views



ACCOMMODATION

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

LEASEHOLD INFORMATION

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

Service Charge: Approx £1783.88 per annum

Ground Rent: £350.00 per annum

OUTSIDE

The apartment has a wonderful good size balcony with views towards the city and south across Mayflower Marina and Royal William Yard. There is a dedicated parking space for the apartment, along with visitor parking for Leeward House.





TWO BEDROOM APARTMENT

Average Size: 72.9m² (785ft²)

Kitchen / Living / Dining Room

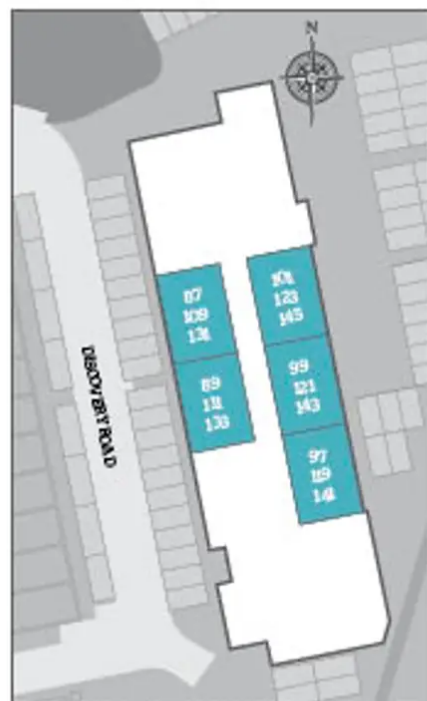
6700mm x 4060mm
21'9" x 13'3"

Master Bedroom

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

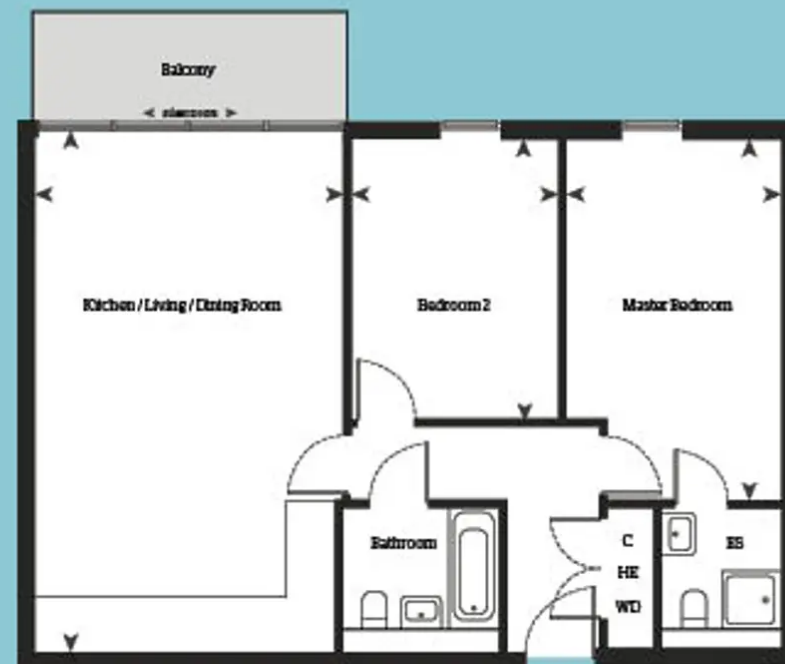
Bedroom 2

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. .