



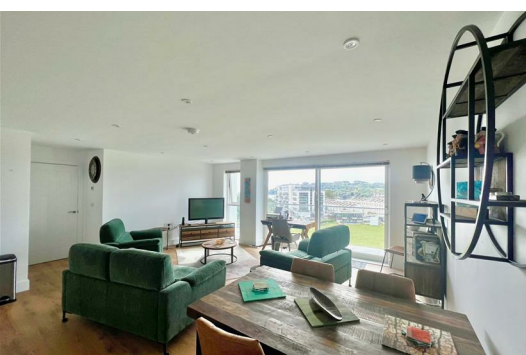
Mount Wise Crescent

Mount Wise, Plymouth, PL1 4TJ

Offers Over £350,000



A wonderful opportunity to buy a fourth floor apartment within the recently completed Mount Wise development. The apartment overlooks the cricket ground with views across Plymouth Sound and towards Mount Edgecumbe and the Tamar River. The property is being sold with no onward chain & has accommodation comprising an open-plan living/dining/kitchen area with balcony, 2 bedrooms, bathroom & master ensuite shower room. Under-floor heating & double-glazing.



MOUNT WISE CRESCENT, MOUNT WISE, PL1 4TJ

ACCOMMODATION

Access to the property is gained via the communal entrance with video entry phone system. Stairs and lift rising to the upper floors. Access into the apartment is via the solid entrance door leading into the entrance lobby area.

ENTRANCE LOBBY AREA

Doors providing access to the accommodation.

LARGE WALK-IN CUPBOARD 7'1" x 4'5" (2.17 x 1.36)

Impressive storage cupboard that houses the washer/dryer and heating control.

BATHROOM 7'2" x 5'5" (2.20 x 1.67)

Contemporary modern suite comprising bath with tiled area surround, folding shower screen and a shower unit with spray attachment, sink unit and a low level toilet with concealed cistern. Wall-mounted heated towel rail/radiator.

BEDROOM ONE 14'1" x 10'4" (4.30 x 3.17)

Full-length window to the rear elevation. Doorway opening into the ensuite shower room.

ENSUITE SHOWER ROOM 5'8" x 5'7" (1.73 x 1.72)

White contemporary suite comprising a walk-in shower cubicle with shower unit and spray attachment, sink unit with mixer tap and a low level toilet with concealed cistern. Vertical towel rail/radiator. Tiling to 3 walls.

BEDROOM TWO 10'11" x 9'10" (3.35 x 3.01)

Full-length window to the rear elevation.

LIVING/DINING/KITCHEN AREA 19'11" x 18'10" excl door recess (6.08 x 5.75 excl door recess)

Stunning open-plan room with a full-length window and sliding double-glazed doors opening out onto the rear glass balcony. This area provides wonderful panoramic views from Staddon Heights and Jennycliff around Plymouth Sound, the Mewstone and Breakwater with the Royal William Yard in the foreground and around towards Mount Edgecumbe and the Tamar River with the Cornish countryside in the distance. Within the kitchen area there is a series of contemporary white units with work surfaces. Inset one-&-a-half bowl single drainer sink unit with mixer tap. Integrated appliances including fridge, freezer, dishwasher, electric oven and induction hob.

OUTSIDE

At the front of the building there is the residents parking area. This property has 2 allocated parking spaces.

AGENT'S NOTE

Plymouth City Council

Council tax band- new build- not yet set

Leasehold

Lease length 999 years, 997 years remaining

Ground rent £250 per annum

Service charge- £1215 for Teesra House

Estate charge- £367 per annum

Area Map

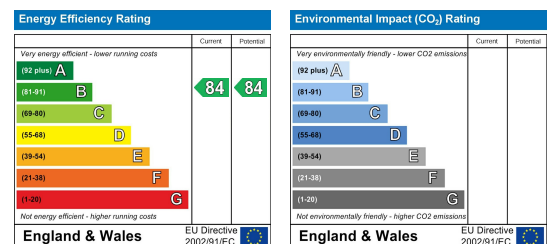


Floor Plans

GROUND FLOOR



Energy Efficiency Graph



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