



73 Mount Wise Crescent

Mount Wise, Plymouth, PL1 4TJ

£389,950



Located on the 3rd floor of this very popular development is this apartment located on the end of the block. The accommodation comprises a fabulous open-plan living/dining/kitchen area, 2 bedrooms, master ensuite shower room & family bathroom. Wrap-around dual aspect balcony leading out from the open-plan reception area with southerly & westerly aspects. 2 designated parking spaces. Stunning panoramic views from the rear elevation taking in Plymouth Sound, The Royal William Yard, Mount Edgecumbe and the river Tamar in the distance.



MOUNT WISE CRESCENT, PLYMOUTH, PL1 4TJ

ACCOMMODATION

Access to the property is gained via the communal entrance. Lift and stairs lead to each level. Access to the apartment is gained via the solid entrance door leading into the entrance hall.

ENTRANCE HALL

Providing access to the accommodation. Wood-effect laminate floor.

WALK-IN UTILITY CUPBOARD 5'8" x 4'8" (1.74 x 1.44)

Housing the under-floor heating control. Space and plumbing for washing machine.

OPEN-PLAN LIVING/DINING/KITCHEN AREA 23'5" x 16'0" (7.16 x 4.89)

A fabulous light and spacious area. The kitchen area has a range of matching matt finish eye-level and base units with complementary work surfaces and matching up-stands. Inset one-&-a-half bowl single drainer sink unit with mixer tap. Built-in 4-ring electric induction hob with an electric oven beneath. Integrated dishwasher. Integrated fridge-freezer. Wood-effect laminate floor. Pelmet lighting beneath the eye-level units. Inset ceiling spotlights. Full-length double-glazed windows to the rear and side elevations. Double-glazed sliding door leading out onto the dual aspect balcony. From the balcony there is a fabulous panoramic view stretching from Plymouth Sound with Staddon Heights in the distance around towards the breakwater and Royal William yard in the foreground and onto Mount Edgecumbe and the river Tamar. The property looks directly out onto Plymouth Cricket Club and ground. The balcony provides a wonderful outside space and seating area with both southerly and westerly facing aspects.

BEDROOM ONE 13'11" x 10'8" (4.26 x 3.26)

2 built-in full-length wardrobes. One of which is mirror-fronted. Full-length double-glazed window to the rear elevation with views of the water. Doorway opening to the ensuite shower room.

ENSUITE SHOWER ROOM 5'7" x 5'7" (1.72 x 1.71)

Comprising a range of high-quality white units including a corner-site shower cubicle fitted with a shower unit with spray attachment, sink unit with mixer tap and low level toilet with boxed-in cistern. Vertical towel rail/radiator. Partly-tiled walls. Tiled floor. Built-in extractor.

BEDROOM TWO 11'7" x 10'8" (3.55 x 3.27)

Full-length double-glazed window to the side elevation.

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

A well-appointed high quality bathroom fitted with a panel bath with a shower unit with spray attachment and shower screen, sink unit with a mixer tap and a low level toilet with a boxed-in cistern. Vertical towel rail/radiator. Partly-tiled walls. Tiled floor. Built-in extractor.

OUTSIDE

Secure residents' parking in front of the building. The apartment has 2 allocated spaces.

COUNCIL TAX

Plymouth City Council
Council tax band C

AGENT'S NOTE

The property is leasehold with a 999 year lease. The lease started on the 01/04/2011 and there are 986 years remaining.

The ground rent is £250 per annum and the service charge is £2000.61 per annum.

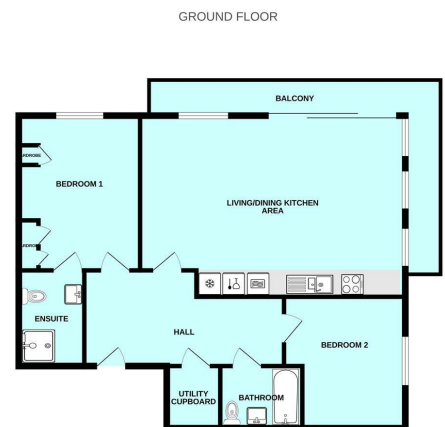
SERVICES

The property is connected to electricity, water and mains drainage. The underfloor heating can be controlled either by individual thermostats in each room or via the app.

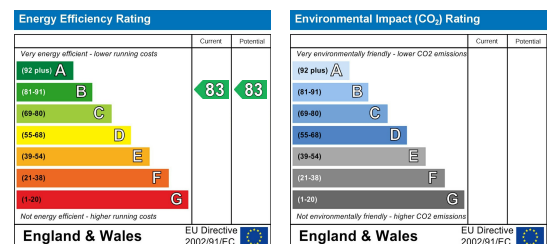
Area Map



Floor Plans



Energy Efficiency Graph



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