



Discovery Road, Plymouth

OIRO £190,000



## Key Features

- Larger than average one-bedroom apartment
- West-facing aspect with excellent natural light
- Private balcony with dual access
- Stylish open-plan living
- Underfloor heating
- Modern bathroom with walk-in shower
- EPC rating B
- Council tax B
- Leasehold





This beautifully presented, west-facing apartment enjoys a bright and sunny aspect, allowing an abundance of natural light to flow throughout the space. Situated on the second floor with convenient lift access, the property is neutrally decorated, offering a sophisticated blank canvas ready to be styled to your own taste.

The welcoming entrance hall which benefits from a large double storage cupboard with provision for a washer/dryer, leads into a stylish open-plan living area and contemporary kitchen, thoughtfully designed for modern living. The kitchen is equipped with matching wall and base units, an induction hob with extractor, and integrated appliances including a fridge-freezer, and dishwasher.

Patio doors from the living area open onto a private West-facing balcony, perfectly positioned to enjoy afternoon and evening sun, with ample space for outdoor seating and entertaining. The generously proportioned bedroom also benefits from a fitted double wardrobe and has direct access to the balcony, enhancing the sense of light and space.

The apartment further features a modern bathroom finished to a high standard, complete with a walk-in shower, heated towel rail, and illuminated mirror.

Underfloor heating runs throughout the property, with individual thermostatic controls in each room ensuring optimal comfort year-round.

Additional benefits include an allocated parking space located to the front of the property and visible from the apartment, lift access, a secure bike

store, and a video entry system with remote access for added convenience and peace of mind.

Larger than the average one-bedroom apartment, the property offers approximately 47 sq m of well-designed living space.

There is a communal hot water/heating system within Leeward House, which means that there is no boiler to be responsible for, each apartment has an individual heat interface unit which is maintained by the management company and this forms part of the service charge.

The stunning Mount Wise Development features Georgian style terraces, wide paved streets, a cricket pitch and yoga studio. Residents also have recreational use of South facing gardens in front of Admiralty House and there are picnic tables and benches available for residents to use while enjoying fabulous views over Plymouth Sound. There is a rose garden, woodland garden, flower borders and footpaths.

Tenure: Leasehold

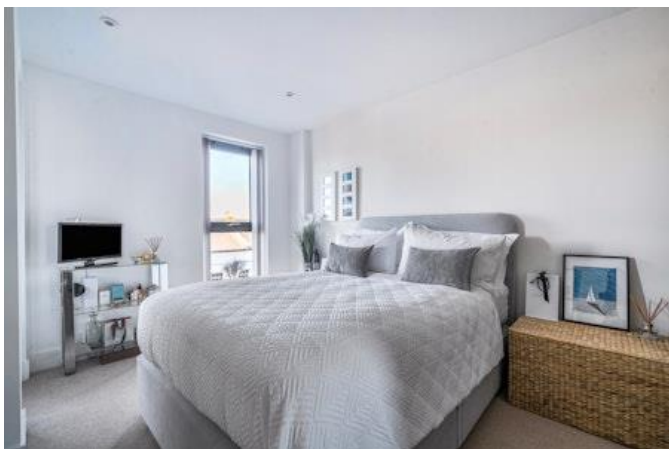
Lease expiry: 999 Lease from 2017

Ground rent: £250pa

Service charge: £1,450pa

EPC rating: B

Council tax band: B





### Disclaimer

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## Anti-money laundering regulations

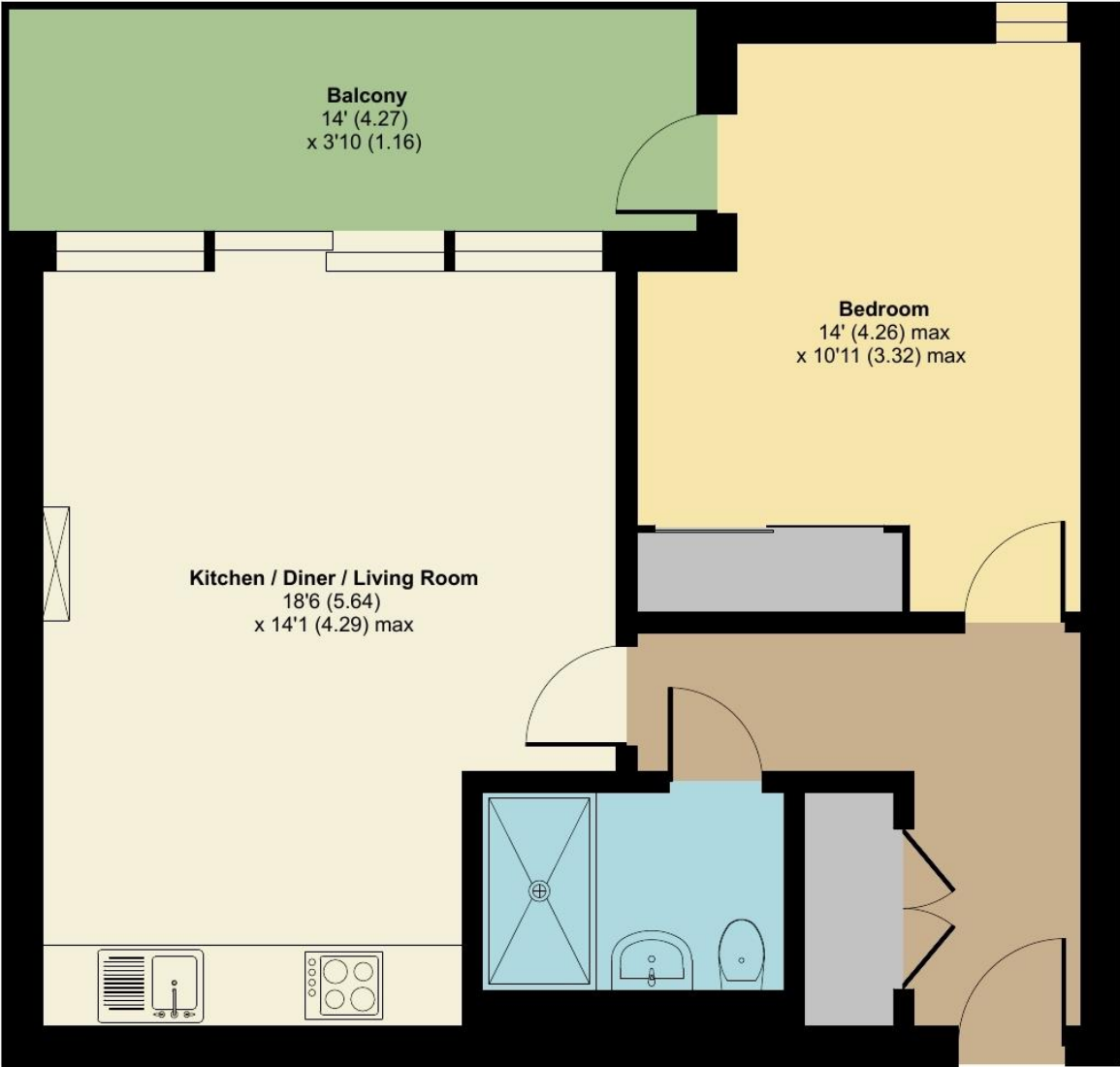
In line with Anti-Money Laundering regulations, all prospective purchasers will be required to provide valid identification and proof of funds at the point a sale is agreed. Please note that a fee of £50 per applicant is payable for the verification of identification.



# Discovery Road, 113 Leeward House, Plymouth, PL1

Approximate Area = 518 sq ft / 48.1 sq m

For identification only - Not to scale



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