



**Discovery Road, Mountwise Plymouth**  
Plymouth

**£425,000**

**Bedrooms: 2 | Bathrooms: 2 | Receptions: 2**

A rare opportunity to purchase a two bedroom fourth floor apartment in Leeward House located on the south corner of the building with panoramic views of Plymouth Sound, the River Tamar and Plymouth City with a wrap around balcony. NO CHAIN.

The prestigious development of Mountwise is a collection of new build homes and the conversion of a number of grand former naval quarters, steeped in history. This elegant development is centred around a cricket pitch and open parkland to its south side, which runs down to the edges of the Tamar Estuary. Located within easy reach of the Royal William Yard, Plymouth City Centre and Devonport Park, this exclusive development is highly regarded and convenient for many amenities.

Leeward House is one of the prime new-build apartment blocks set within Mountwise, and sits with commanding views across it's surroundings. This particular fourth floor apartment we are offering for sale is located on the most sought after southerly aspect and on a corner position enjoying enviable panoramic views from its living area and balcony.

You are able to look across Plymouth Sound taking in The Royal William Yard across the Jennycliff, whilst panning right you look down the Tamar Estuary and towards Mount Edgcumbe. One of the most interesting aspects is also across the city to the east, with Dartmoor National Park sitting behind, there is always something interesting to view.

The living area and open plan kitchen provides plenty of room for your soft furnishings and dining options, and the luxury kitchen has been finished with a quality contemporary design and composite worktops which includes integrated appliances including fridge-freezer, dishwasher, electric oven and hob with extractor over. Sliding doors open from this room directly onto the balcony, this wrap around design provides you with plenty of space to sit out in the summer months and perfect for both your morning coffee or an evening drink.

There are two double bedrooms within the property, with the master bedroom featuring a private ensuite shower room and the benefit of two double wardrobes. Bedroom 2 also has a wardrobe and shelving units for storage. Leading also off the hallway, you will find the main bathroom which is fitted with a shower over the bath and finished with a high quality suite and tiling. There is also a large double-door storage cupboard which houses the boiler system and provides plenty of room for coat and shoe storage.

A huge benefit to the property, is that it holds two parking spaces within the gated parking area. Access to the apartment can be gained directly from the parking area via either the lift or main stairwell.

This waterside home is being sold with no onward chain, it is fitted with central heating and holds a high EPC rating of 85B and is registered in Council Tax Band F. It is held on a long 999 year lease from 2018, with the recent annual charge for 2025/26 being £2362.10 plus Ground Rent of £350. All viewings and enquiries can be made to the Sole Agent.







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