



## Boundary House, Mount Wise, Plymouth

Guide price £180,000 - £190,000

### Key Features

- ✓ Modern apartment
- ✓ Two double bedrooms
- ✓ Allocated parking space
- ✓ Leasehold
- ✓ EPC rating B
- ✓ Council tax band B

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### OFFERS BETWEEN £180,000 - £190,000

Offered to the market with no onward chain is this cosy, light and modern top-floor apartment situated within Boundary House in the highly sought-after Mount Wise Development. Beautifully presented and neutrally decorated throughout, the property offers stylish and comfortable living in a vibrant community setting.

The entrance hall leads through to a contemporary open-plan living and kitchen area, designed to maximise both space and natural light. The modern kitchen features an induction hob, sleek wall and base units, integrated white goods, and under-counter lighting, creating a practical yet elegant space for everyday living.

The apartment offers two generous double bedrooms, both providing ample space for furnishings, with the master bedroom benefiting from a built-in wardrobe for storage. The bathroom is partially tiled and fitted with a bath with shower over, heated towel rail, and illuminated mirror.

Additional benefits include, an allocated parking space and a communal bin/bike store.

The Mount Wise Development is known for its strong sense of community and attractive surroundings, featuring Georgian-style terraces, wide paved streets, a cricket pitch, and a yoga studio. Residents can also enjoy the south-





facing gardens in front of Admiralty House overlooking Plymouth Sound, along with an abundance of nearby green spaces perfect for relaxing and taking in the scenery.

EPC Rating: B  
Council tax: B  
Tenure: Leasehold  
Lease expiry: 999 years from 01/04/2011  
Ground rent: £250pa  
Current service/maintenance charge: £1,995.43pa

OFFERED TO THE MARKET WITH NO CHAIN! The property is currently tenanted and is a fantastic opportunity for a Landlord to add to their portfolio. It currently achieves an annual market rent of £12,600pa which produces an estimated yield of approx. 7%.

The property can be sold with a tenant in situ or sold with vacant possession. Should the purchaser wish to purchase the property for any other reason other than as a rental, relevant notice will be served to the current tenant once an offer has been accepted between the Vendor and Purchaser and solicitors have been instructed.

#### Disclaimer

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Northwood nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

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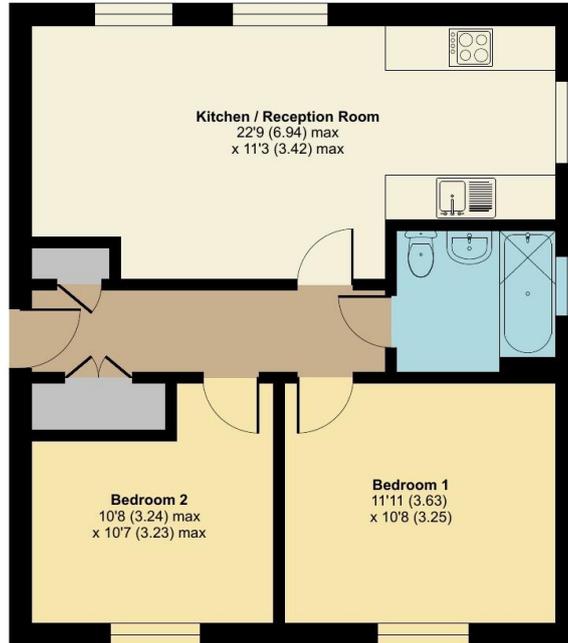
If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.



# Discovery Road, Plymouth, PL1

Approximate Area = 608 sq ft / 56.4 sq m

For identification only - Not to scale



SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n\checom 2026. Produced for Northwood. REF: 1419318



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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