



1 Flagstaff Walk, Mount Wise, Plymouth, PL1 4SH

# Price £325,000

A truly remarkable ground floor apartment enjoying fantastic views towards the River Tamar, Mount Edgcumbe and The Royal William Yard, set within the ever-popular Mount Wise, a waterside residential development.

This beautifully presented home benefits from its own private entrance to the front and rear, allocated parking space and a generous enclosed south-facing garden measuring approximately 40ft, ideal for outdoor dining and low-maintenance enjoyment. Owing to its elevated position within Mount Wise, the property takes full advantage of far-reaching views, creating a wonderful sense of space and light throughout.

The accommodation is both practical and well proportioned, comprising a large open plan kitchen and living room that forms the heart of the home, perfect for modern living and entertaining. The kitchen area has a range of modern units with glass splashback, integrated oven, induction hob, fridge/freezer and dishwasher. There are two well sized double bedrooms, with the principal bedroom enjoying the benefit of an en-suite shower room, in addition to a separate family bathroom accessed from the hallway. Ample storage is provided via built-in cupboards, further enhancing the functionality of the layout.

Situated close to Plymouth Cricket Club, local supermarkets, bus routes and a range of everyday amenities, this superb apartment combines location, lifestyle and comfort, making it an ideal choice for homeowners and investors alike.

Please note the property is currently let, so the images and video tour are from prior to the tenant moving in.

We understand the apartment is held on Lease with 983 years remaining and subject to a service charge of approximately £1,730.44 but this is subject to periodic review and an annual ground rent of approximately £250.00. The above information is provided in good faith although we would recommend that prospective purchasers consult their own solicitor for formal verification.

To view this property call Lang Town & Country Estate Agents on [01752 200909](tel:01752 200909)

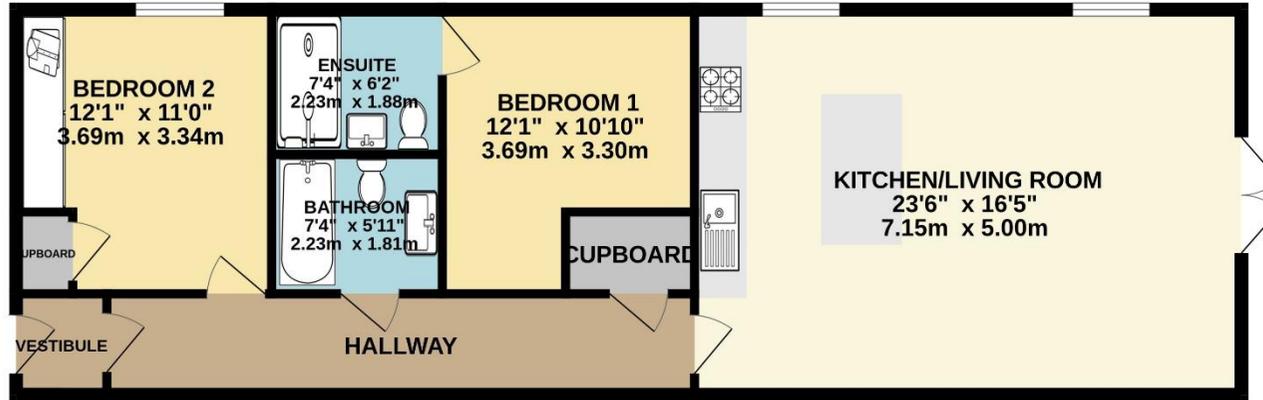
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# GROUND FLOOR

862 sq.ft. (80.1 sq.m.) approx.



TOTAL FLOOR AREA: 862 sq.ft. (80.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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