

Flat 33, The Azure, 55 Cliff Road, The Hoe, Plymouth, Devon, PL1 2PE

LANG TOWN & COUNTRY
WATERSIDE





Offer Over £300,000

Perched in a commanding waterside position within the prestigious Azure Development on Plymouth Hoe, this impressive sixth floor apartment enjoys an enviable position with far-reaching views and an abundance of natural light. Offered to the market with no onward chain, it presents a rare opportunity to acquire a refined coastal home ready for immediate occupation.

This well-proportioned two-bedroom apartment offers approximately 714 sq. ft. (66.4 sq. m.) of bright and versatile accommodation, ideal for first-time buyers, professionals, downsizers, or investors.

At the heart of the home is an impressive 27'10" open-plan kitchen, living and dining area, creating a fantastic space for both everyday living and entertaining. The contemporary kitchen is thoughtfully positioned to one side, while the generous living area enjoys direct access to a large south/westerly private balcony, providing an excellent outdoor extension to the home.

The property features two well-sized double bedrooms, with the principal bedroom benefiting from a private en-suite shower room. A modern family bathroom serves the second bedroom and guests, while several built-in cupboards throughout the apartment offer excellent storage solutions.

This very light and airy apartment has the benefit of a secure allocated parking space and beautifully manicured communal garden.

An early viewing is essential to appreciate this wonderful apartment.

We understand the apartment is held on Lease with 976 years remaining and subject to a service charge of approximately £4,400 per year and an annual ground rent of approximately £400, but this is subject to periodic review. The above information is provided in good faith although we would recommend that prospective purchasers consult their own solicitor for formal verification.

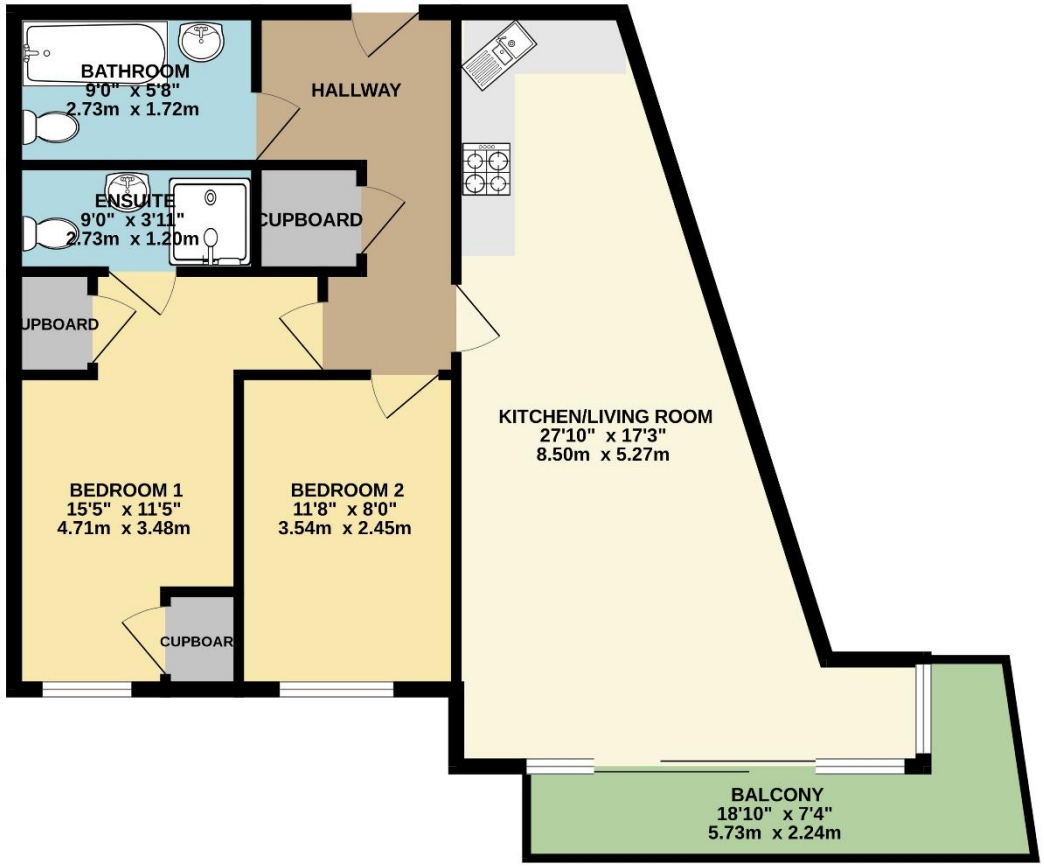
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TOTAL FLOOR AREA : 714 sq.ft. (66.4 sq.m.) approx.

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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