



Apartment 22, Azure, 55 Cliff Road, The Hoe, Plymouth, PL1 2PE



**Price £448,000**

Set within an exclusive, prime residential development on the prestigious Plymouth Hoe, this exceptional duplex apartment effortlessly combines contemporary luxury with coastal elegance. Occupying the fourth and fifth floors, this beautifully presented two-bedroom home enjoys spectacular south-facing views across Plymouth Sound, creating a truly captivating backdrop to everyday living.

Upon entering, you are immediately drawn to the stunning reception space, where natural light floods in and uninterrupted sea views take centre stage. The lounge opens onto a covered balcony—perfect for relaxing or entertaining—while seamlessly flowing into a fully integrated kitchen and dining area, ideal for both social gatherings and refined everyday living. The kitchen is thoughtfully designed with integrated appliances including a dishwasher, electric oven, gas hob with extractor, and fridge-freezer. Electric blinds throughout the property provide both privacy and convenience at the touch of a button. The living level is further enhanced by a stylish cloakroom and useful fitted storage.

Upstairs, the sense of comfort continues with two generously proportioned double bedrooms. The principal suite offers a peaceful retreat, complete with built-in wardrobes and a well-appointed en-suite bathroom. The second bedroom is equally spacious and versatile, served by a contemporary family bathroom. Both bedrooms benefit from electric blinds, ensuring ease and comfort throughout.

Residents of Azure enjoy an elevated lifestyle with a secure entry system, and an elegant communal entrance. Lift access provides effortless connectivity from the underground parking and foyer to the apartment itself.

Externally, the property boasts a generously sized balcony overlooking beautifully maintained communal gardens, offering a tranquil outdoor space to unwind while soaking in the remarkable coastal views. The apartment also benefits from a secure, gated underground parking space with an electric charging point.

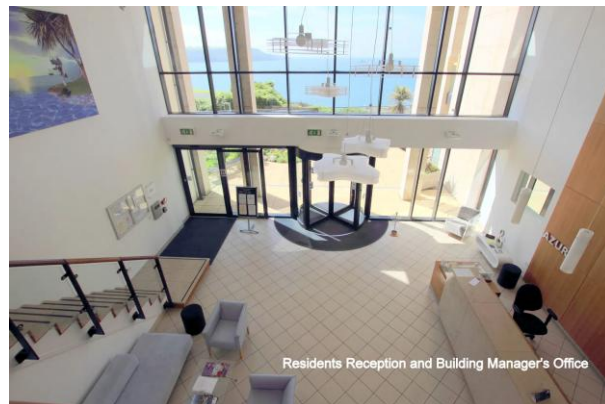
Finished to an exacting standard and presented in immaculate condition, this home exudes sophistication and modern charm in every detail.

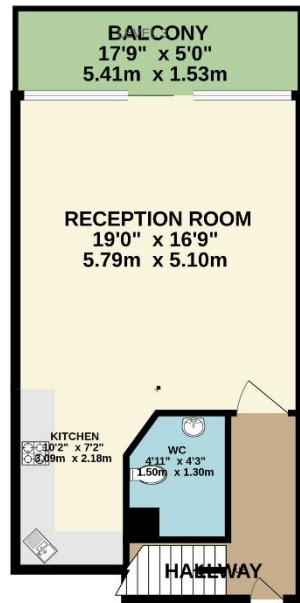
This is a rare opportunity to acquire a truly outstanding coastal residence in one of Plymouth's most sought-after locations. Early viewing is highly recommended.

We understand the apartment is held on Lease with 973 years remaining, subject to a service charge of approximately £4000 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.

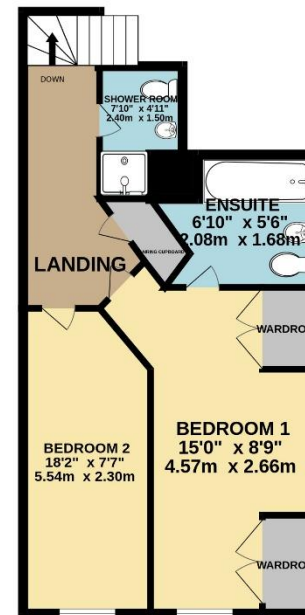
To view this property call Lang Town & Country Estate Agents on [01752 200909](tel:01752 200909).

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LEVEL 4



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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