



125 Leeward House Discovery Road, Mount Wise, Plymouth, PL1 4PR



Offers Over £340,000



Lang Town and Country are pleased to offer this beautifully presented third-floor apartment, located within the sought-after Leeward House. Accessed via a secure main entrance, residents can reach all floors easily by both lift and stairs.

Upon entering the apartment, you are welcomed into an L-shaped hallway that provides access to all principal rooms, along with a spacious utility cupboard currently housing a washing machine. The property features two generous double bedrooms, both benefitting from floor-to-ceiling windows that offer impressive, far-reaching views. The master bedroom also includes newly fitted wardrobes and a stylish en-suite shower room, complete with a shower, WC, wash hand basin, and heated towel rail.

The contemporary family bathroom is finished with both floor and wall tiles and comprises a modern three-piece suite, including a bath with overhead shower and glass screen, a Duravit wash hand basin with mirror above, and a Duravit low-level WC with dual flush.

At the heart of the home is a stunning open-plan lounge, dining, and kitchen area. The kitchen is fitted with sleek Silestone worktops and a range of wall and base units, alongside integrated appliances including a larder-style fridge/freezer, Neff dishwasher, induction hob, Electrolux oven, and extractor hood. The living space enjoys a dual aspect with multiple floor-to-ceiling windows, flooding the room with natural light and providing access to a private balcony. From here, residents can take in views across the cricket pitch, as well as the city centre, the Hoe, Smeaton's Tower, and Royal William Yard.

Externally, the apartment benefits from two allocated parking spaces within a secure car park, as well as additional visitor parking available on a first-come, first-served basis.

Leeward House forms part of the attractive Mount Wise development, a modern complex set across six floors and served by both lift and stairs. The development features a mix of Georgian-style townhouses and apartments, centred around the Plymouth Cricket Club and pavilion, creating a pleasant open space for residents to enjoy.

An internal viewing is highly recommended to fully appreciate the quality of accommodation and the exceptional views this apartment has to offer.

Lease Information

We understand the apartment is held on Lease with 985 years remaining and subject to a service charge of approximately £2151.70 per year and an annual ground rent of approximately £350. The above information is provided in good faith although we would recommend that prospective purchasers consult their own solicitor for formal verification.

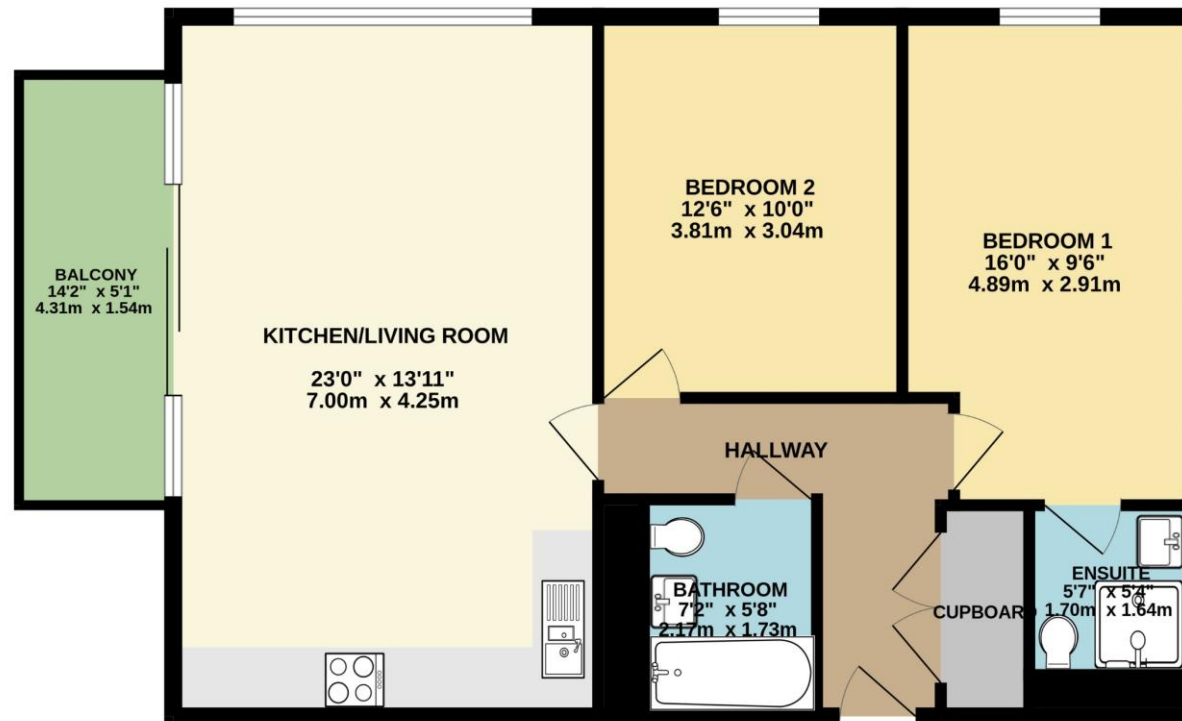


To view this property call Lang Town & Country Estate Agents on [01752 200909](tel:01752200909).



THIRD FLOOR

755 sq.ft. (70.1 sq.m.) approx.



TOTAL FLOOR AREA: 755 sq.ft. (70.1 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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