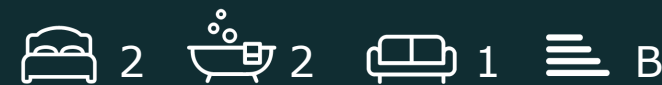


DC  
LANE

SELL • LET • MANAGE

Grand Hotel Road, Plymouth, PL1 2PQ

£1,250 Per Month





£1,250 Per Month

# Grand Hotel Road

Plymouth, PL1 2PQ

- Modern Waterside Apartment
- Master En Suite & Bathroom
- Underground Secure Parking
- Historic Hoe Location
- Part Furnished
- Two Double Bedrooms
- Open Plan Living/Dining & Kitchen
- Private Decked Balcony
- Available Early May
- Council Tax Band D

DC Lane are thrilled to present a superb modern apartment within the popular Azure West development moments from Plymouth's historic Hoe and within easy walking distance to the City Centre. Positioned on the ground floor the approach is through a secure walkway surrounded by attractive communal gardens.

The accommodation is well proportioned, a large open plan living space with french doors opens onto a private decked balcony whereby views of the area can be enjoyed. The kitchen has integrated appliances and there are two double bedrooms master with en suite and a well appointed modern bathroom. Within the secure gated underground garage there is an allocated parking space. This fantastic apartment is available for occupation in early May and offered part furnished.

\*Please note, the building management company is going to be carrying out works which will restrict use of the balcony. The landlord is happy to offer a £100 a month rent reduction for the period that the balcony is covered\*





**Directions**

**Scan for Material Information**



**Council Tax Band: D**

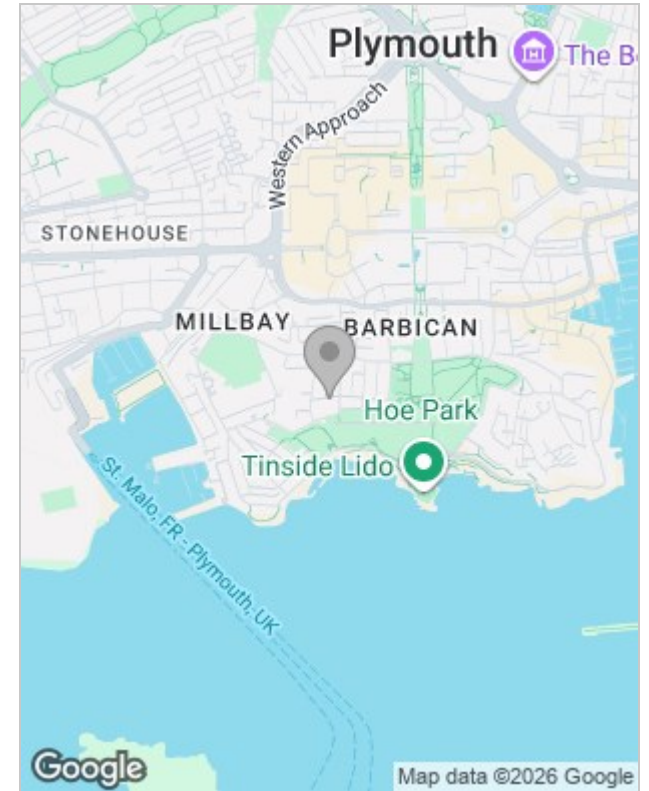




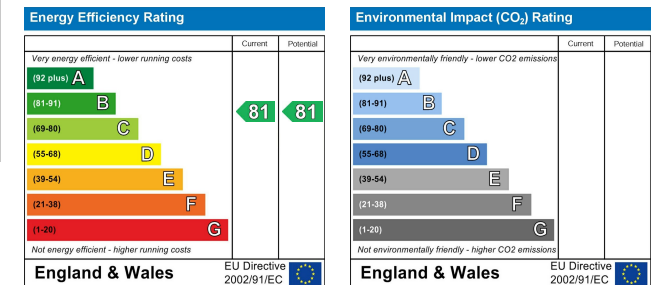
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

All estate agents are legally required to carry out anti-money laundering checks on buyers and sellers under the UK Money Laundering Regulations. DC Lane may charge a fee of £36.00 Inc Vat per individual buyer. This fee covers the cost of completing those checks.

**99 Mutley Plain, Mutley, Plymouth, Devon, PL4 6JJ**  
 01752 874242 | hello@dclane.co.uk | www.dclane.co.uk