



Flat 43, Azure, 55 Cliff Road, The Hoe, Plymouth, PL1 2PE



Guide Price £525,000

Perched in a commanding waterside position within the prestigious Azure Development on Plymouth Hoe, this impressive seventh floor penthouse 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.

Upon entering the apartment, you are welcomed into a central entrance hall that provides access to all principal rooms, along with useful storage cupboards that enhance the practicality of the space. The layout has been thoughtfully designed to balance privacy and open-plan living, creating a home that is equally suited to relaxation and entertaining.

At the heart of the property lies a superb open-plan lounge/diner, a wonderfully proportioned space that forms the social hub of the home. Flooded with light from wide-reaching glazed doors, the room opens directly onto an expansive front-facing balcony. From here, uninterrupted, stunning views stretch out across Plymouth Sound, creating a spectacular backdrop that can be enjoyed throughout the day. This impressive outdoor space is perfectly positioned for al fresco dining, entertaining guests, or simply unwinding while watching the ever-changing seascape.

The adjoining kitchen is neatly arranged and well-equipped, offering ample worktop and storage space, along with integrated appliances that cater effortlessly to modern living. Its open connection to the reception area ensures a sociable environment while maintaining a clear sense of defined zones.

The apartment features two generous double bedrooms, both thoughtfully positioned for comfort and privacy. The principal bedroom is particularly spacious and benefits from built-in wardrobe storage as well as a contemporary en-suite shower room, finished with clean lines and modern fittings. The second bedroom is equally well-proportioned and ideal for guests, family, or even a home office.

A well-appointed family bathroom serves the remainder of the apartment, complete with a full-sized bath, complemented by tasteful tiling.

The standout feature of this penthouse is undoubtedly the expansive front-facing balcony, which spans both the living area and principal bedroom, perfectly positioned to take full advantage of the stunning views over Plymouth Sound and creating a seamless connection between indoor and outdoor living.

For convenience and peace of mind, the apartment includes an allocated parking space within a secure, access-controlled car park, which can be reached via lift or stairs from within the building, or through vehicular access on Grand Hotel Road. We believe there is also a private storage cupboard associated with the property.

Residents of the development also benefit from beautifully maintained gardens and an impressive main entrance foyer, where a residents' building manager's office is located alongside a welcoming reception area for residents to enjoy.

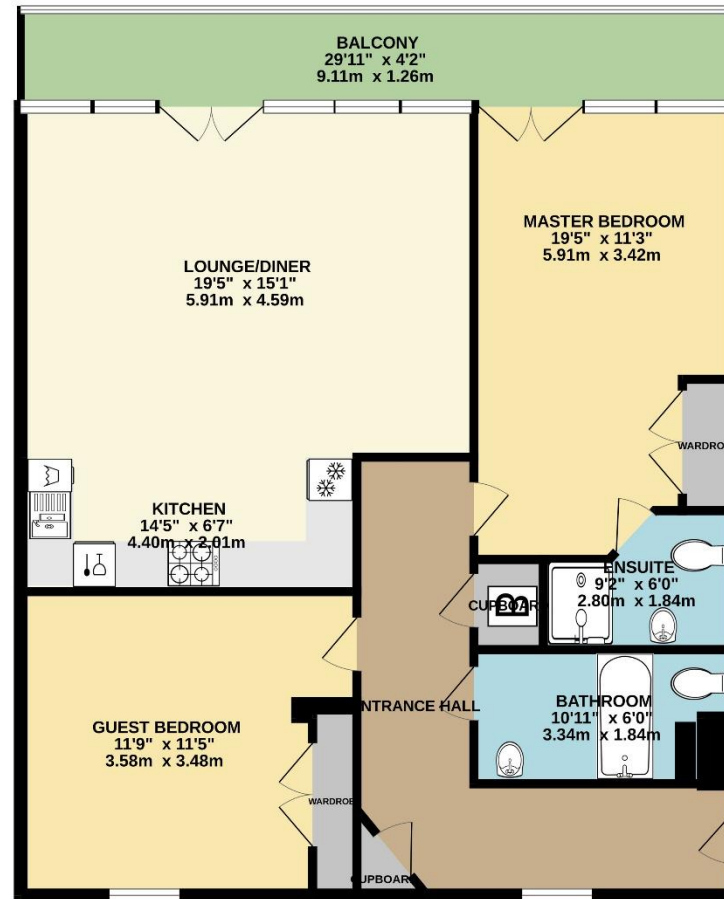
Combining generous proportions, a superb layout, and an exceptional position on the Hoe, this seventh-floor penthouse offers a lifestyle defined by light, space, and coastal elegance, all available with the added advantage of no onward chain.

We understand the apartment is held on Lease with 976 years remaining and subject to a service charge of approximately £5087 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).



7TH FLOOR



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