



**Leeward House, Discovery Road, Plymouth, PL1 4PR**

**£900,000 LEASEHOLD**







## Leeward House

Discovery Road, Plymouth, PL1 4PR

Impressive, triple aspect penthouse with two large east and west facing terraces, offering superb elevated views over Plymouth Sound, Plymouth City Centre & River Tamar. Two allocated parking spaces, open plan living space & utility Room. 1367 Sq Ft.

Council Tax band: F

Tenure: Leasehold

- Timber Flooring
- Integrated Neff Appliances
- Two Allocated Parking Spaces
- Dual Aspect Views Towards Plymouth Sound
- Large West Facing Terrace
- Penthouse Apartment
- Fitted Kitchen with Central Island
- Open Plan Living
- Good size East Facing Terrace



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Communal door leads into entrance lobby with further door leading through to lift and stairs access to fifth floor.

Oak panelled apartment front door leads into entrance hall with engineered timber flooring, utility cupboard housing the washer/dryer and doors through to: Open plan living room with continuation of engineered timber flooring, the dining area has sliding doors opening onto the wonderful roof terrace with views across the city towards Dartmoor and around across the Royal William Yard and Plymouth Sound.

The central kitchen and Island is fitted with matt handleless wall and base units, Silestone work surfaces and splash backs, 3 in 1 hot water tap, integrated Neff appliances including induction hob with extractor, combination oven and warming drawer, fridge/freezer and dishwasher.

The living area has bi-fold doors leading out onto the stunning large west facing roof terrace which again takes in the panoramic views to the full across Plymouth Sound, Mount Edgcumbe and the River Tamar. This room also benefits from full length glazing taking in the views across the cricket pitch and access onto an east facing terrace via sliding doors, offering superb views over the water and the city.





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The master double bedroom has French doors also opening onto the west facing roof terrace taking in the views towards Mount Edgcumbe and down the Tamar Estuary and has an en-suite shower room fitted with white contemporary suite to include double width fully tiled shower cubicle, twin wash hand basins with storage drawer beneath, WC with low level sensor controlled lighting and tiled flooring.

Both bedroom two and three have French doors leading onto the east facing roof terrace with views across the city.

The bathroom is also fitted with white contemporary sanitary ware to include tiled panelled bath with shower over, wash hand basin with storage drawer beneath, WC and tiled flooring.







## Outside

Externally, the property has two large terraces which offer superb views over the water and city from the east and west. Both terraces have composite decking, power points and lighting.

This property also has the benefit of two allocated parking spaces with visitor parking also available.

Leeward House has access to the Mount Wise residents gardens. These gardens have spectacular views over Plymouth Sound and across to Mount Edgcumbe and Royal William Yard.

## Tenure & Services

Tenure - Leasehold

Lease Length - 999 Years from 2011

Service Charge & Ground Rent - £2400 & £350 Per Annum

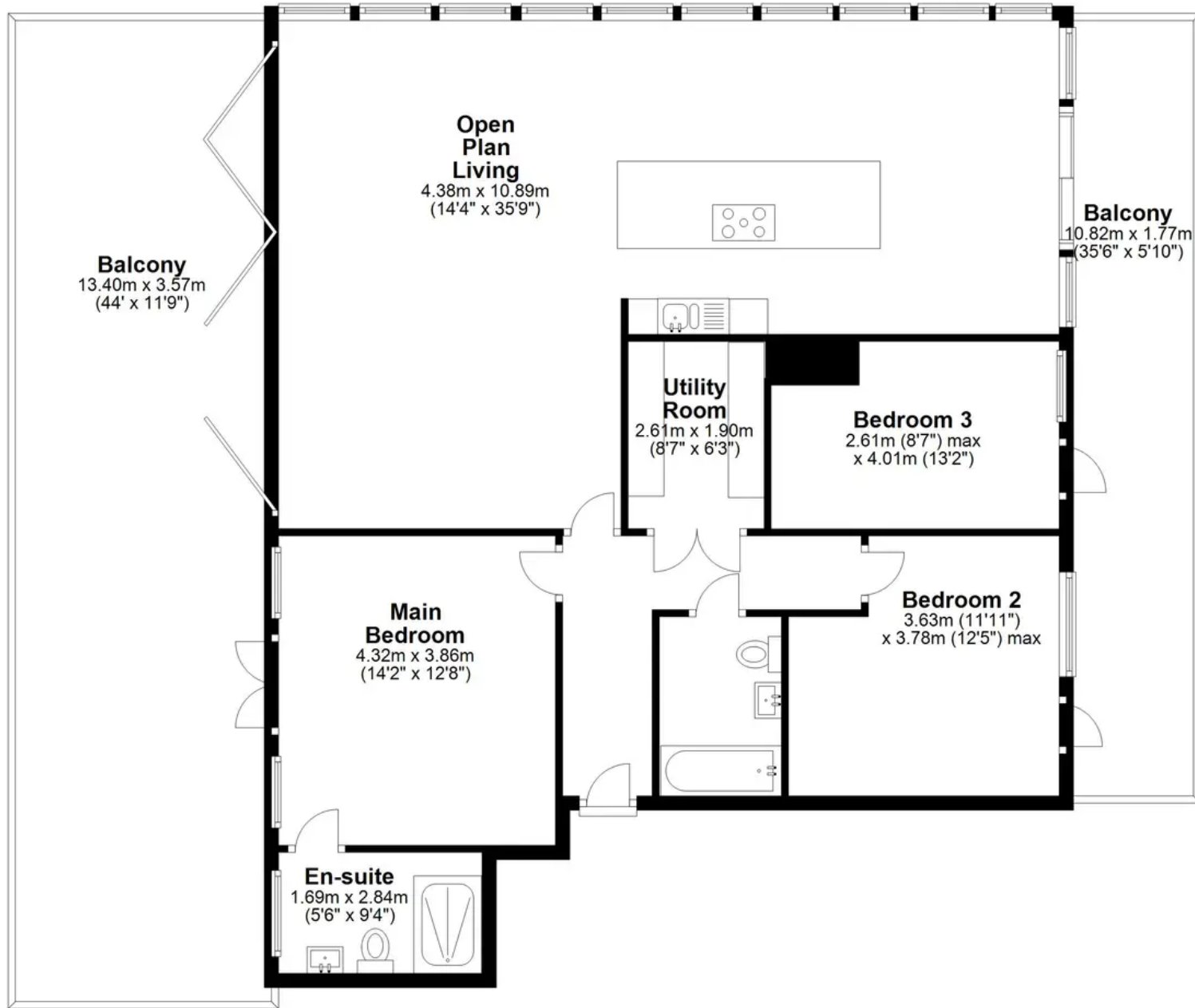
EPC - B

Council Tax Band - F



## Fifth Floor

Approx. 125.6 sq. metres (1351.6 sq. feet)



Total area: approx. 125.6 sq. metres (1351.6 sq. feet)

**Leeward House, Discovery Road, Mount Wise, Plymouth**





## Atwell Martin

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