



Azure, Cliff Road, Plymouth, Devon PL1 2PE

£600,000 LEASEHOLD EPC:B





Azure

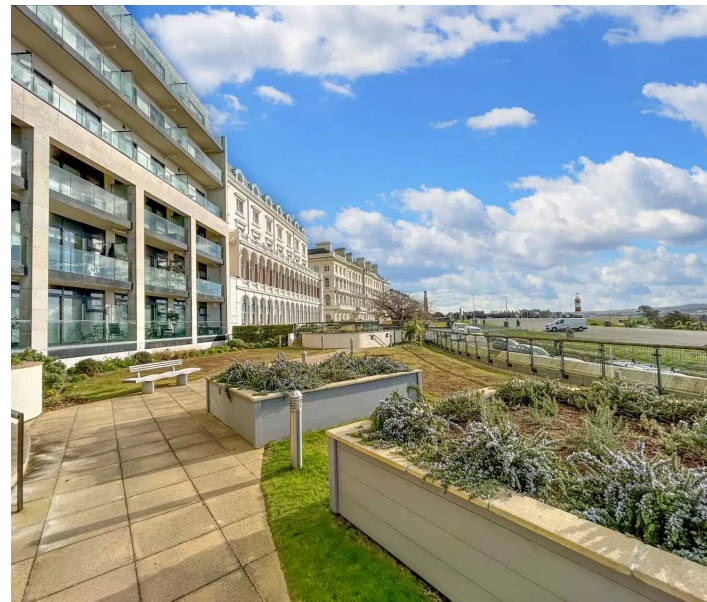
55 Cliff Road, Plymouth, Devon PL1 2PE

Magnificent penthouse apartment with exceptional panoramic views over Plymouth Hoe, Plymouth Sound & Drakes Island. Occupying a top corner plot, with two secure underground parking spaces. Viewing highly advised.

Council Tax band: G

Tenure: Leasehold

- Magnificent Penthouse Apartment
- One of Four Penthouses
- Fabulous Open Plan Living Space
- Two Double Bedrooms
- Main En-Suite & Complementary Bathroom
- Superb Panoramic Views
- Two Secure Underground Parking Spaces
- Large South Facing Balcony
- Electric Car Charging
- Long Lease Length



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Located on the sixth floor, you enter the apartment into an entrance hall. The entrance hall gives access into both bedrooms, the complementary bathroom and a large storage cupboard which houses the hot water cylinder and boiler. The entrance hall is superbly presented, with a carpeted floor and neutrally decorated walls. There are stairs up the to main living accommodation on the seventh floor.

Both bedrooms are a good double size and offer far reaching views over the city. The main bedroom has two built in double wardrobes an access into the en-suite shower room. The en-suite is fully tiled, with a shower cubicle, low level w/c, a hand wash basin and a heated towel rail to finish.

The complementary bathroom has matching tiles to the en-suite, with a newly installed shower and shower screen over the panelled bath, a low level w/c, hand wash basin and a heated towel rail to finish.



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Upstairs, the stairs open up into a small landing area, which has a storage cupboard and double doors which open into the main living space. The main living space offers excellent open plan modern living, with floor to ceiling windows and patio doors and jaw dropping panoramic views over Plymouth Hoe and Sound. The main living space has mirrored walls which gives more light into the property and a fitted kitchen at the rear of the room. The patio doors open out onto the decked balcony.

The kitchen area has a range of wall and base mounted units, complete with a polished stone work surface over. The kitchen has a range of integral appliances, including a double electric fan assisted oven and a four ring gas hob with stainless steel extraction hob, a slimline dishwasher, washer dryer and a fridge/freezer unit. The kitchen has a tiled floor with under counter lighting to finish.





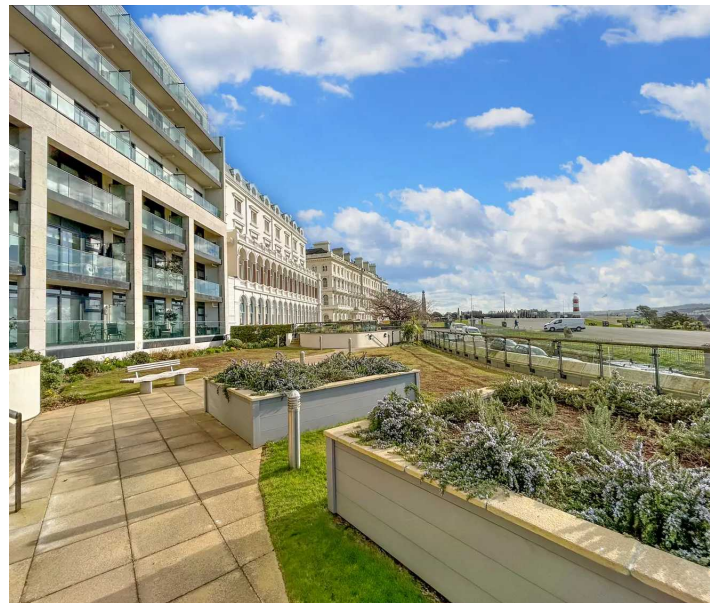
Outside

Externally, the property has an open decked balcony with a glass and stainless steel balustrade, offering superb panoramic views over Plymouth Hoe, Drakes Island and The Sound.

The property has two allocated parking spaces in the underground car park. There is a lift to all levels. There is an electric car parking charger. The property has access to a large storage cupboard and a storage cage, which are both located in the underground car park.

Tenure & Services

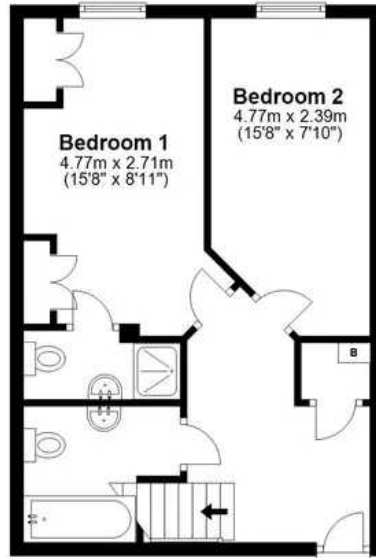
Tenure - Leasehold
Lease Length - 999 Years from 2014
Service Charge - £3500 Per Annum
Ground Rent - £400
EPC - B
Council Tax Band - G





Sixth Floor

Approx. 40.9 sq. metres (440.3 sq. feet)



Seventh Floor

Approx. 44.2 sq. metres (475.7 sq. feet)



Total area: approx. 85.1 sq. metres (916.0 sq. feet)

The Azure, Cliff Road, Plymouth Hoe



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