



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

£450,000 LEASEHOLD





Discovery Road, Leeward House

Mount Wise, Plymouth, Devon PL1 4PR

Rarely available, second floor apartment with panoramic South facing views over the city, Stonehouse Peninsula, Royal William Yard & Plymouth Sound. With two allocated parking spaces, large balcony, open plan living space & no onward chain.

Council Tax band: D

Tenure: Leasehold

- Rarely Available Second Floor South Facing Apartment
- Exquisite South Facing Views Over the Water
- Two Double Bedrooms
- Open Plan Living Space
- Main En-Suite & Complementary Bathroom
- Two Allocated Parking Spaces
- Large L Balcony
- Panoramic Views over The City, Peninsula, Royal William Yard & Plymouth Sound
- Lift Access
- No Onward Chain



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Plymouth, Devon PL1 4PR

Located on the second floor, you enter the apartment into the hallway. The hallway has laminate flooring and gives access into both bedrooms, the complementary bathroom, open plan living space and the utility cupboard. The hallway has a telephone entry point. The utility cupboard has space for a washer/dryer and houses the heat exchanger unit. There is space for shoes and coats.

The open plan living space has dual aspect windows and doors which offer superb, panoramic views towards the South elevation, over the water and Stonehouse Peninsula. There is access out onto the L shape balcony via the sliding patio doors, plus a fitted kitchen. The kitchen has a range of wall and base mounted units, complete with a work surface over and a range of integral appliances.

Both bedrooms are a good double size, with the main bedroom having an en-suite shower room. Both bedrooms have windows to the east elevation, giving views over the city and Storehouse Creek. The en-suite has a walk in shower, with a low level w/c, hand wash basin and heated towel rail. The family bathroom has a panelled bath with a shower overhead, a low level w/c, a hand wash basin and a heated towel rail. Both the en-suite and bathroom are fully tiled and have matching tiles.

The property has full double glazing and underfloor heating. There is a water ingress issue in the open plan living space which is being sorted by the developer and is a fault with the building.





Outside

Externally, the property has a large L shape balcony which has ample space for a bistro table and chairs and offers superb panoramic views over the city, Stonehouse Creek, the Stonehouse Peninsula, Royal William Yard, Plymouth Sound and River Tamar.

The property has two allocated tandem parking spaces plus access to electric vehicle points and additional visitor parking. The building has secure cycle storage facilities.

Tenure & Services

Tenure - Leasehold

Lease Length - 993 Years

Service Charge - £TBC

Group Rent - £350 Per Annum

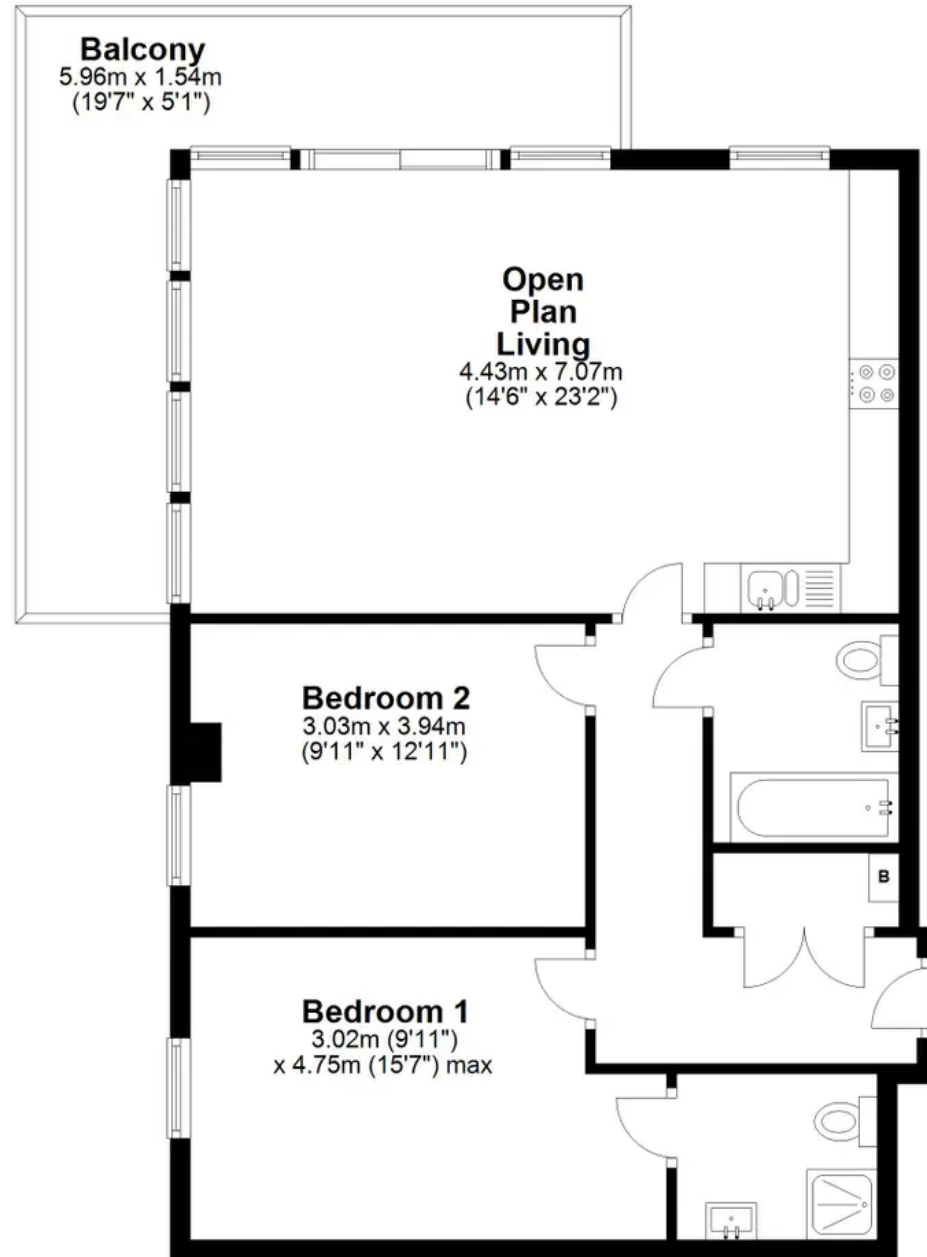
Council Tax band: D





Second Floor

Approx. 75.3 sq. metres (810.4 sq. feet)



Total area: approx. 75.3 sq. metres (810.4 sq. feet)

Leeward House, Discovery Road, Plymouth



Atwell Martin

Atwell Martin, 65 Southside Street – PL1 2LA

01752 202121

plymouthsales@atwell-martin.co.uk

plymouth.atwellmartin.co.uk/

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