



**The Azure, Cliff Road, Plymouth, Devon PL1 2PE**

**£450,000 Leasehold EPC:B**







## The Azure

Cliff Road, Plymouth, Devon PL1 2PE

A superb duplex apartment with glorious views over Plymouth Hoe, The Sound and Drake's Island.

The apartment has recently been refurbished with an Esker Eis fitted kitchen, a new boiler and radiators, a new shower room and an en-suite shower room.

Council Tax band: F

Tenure: Leasehold

- Superb, Panoramic Views Over Plymouth Sound, Plymouth Hoe & Drake's Island
- A Wonderfully Presented Duplex Apartment
- Two Double Bedrooms
- Main Bedroom En-Suite
- Separate Family Shower Room
- Recently Refurbished Esker Eis Kitchen
- South Facing Enclosed Balcony
- Rear Terrace Off Main Bedroom
- Secure Underground Garage Parking
- Gas Central Heating
- Full Double Glazing
- Landmark Building





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The property is entered into the entrance hall. There are doors leading to both double bedrooms and the main family shower room. There is a large storage cupboard which houses the boiler and the hot water pressure cylinder. The boiler, hot water cylinder and all radiators and towel rail are new.

The ground floor has wood effect Kardean luxury vinyl tile flooring throughout, except for the family shower room which is tiled the same as its walls.

The main bedroom is beautifully presented and is a good double size with access onto the private rear terrace and to the en-suite shower room. There is a designer radiator. The en-suite has a shower cubicle with bi-fold door, a low level WC, a hand wash basin, a dual fuel heated towel rail and a wall mounted double storage unit.

The second bedroom is also a good double size with a window to the rear elevation. Both bedrooms have shutters for privacy.

The family shower room has been fully refurbished to an exceptional standard. There is a large walk in shower, a low level WC, a wash hand basin set onto a storage drawer unit, a wall mounted storage unit and a large stylish radiator. The walls and floor are fully tiled and there are recesses in the shower.

The carpeted stairs lead up to the living accommodation and have glass balustrading and a stainless steel handrail.





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The first floor living accommodation also has Kardean luxury vinyl tile flooring throughout. The upstairs landing has a laundry cupboard, plumbed for a washing machine and condensing tumble dryer. There is a smaller cupboard for additional storage, also housing the electricity consumer unit. Double doors open into the main living space which has been refurbished to an exceptional standard. The open plan living space has a beautifully finished Esker Eis fitted kitchen, complete with a large island. The kitchen has a wide range of wall and base units, complete with a quartz worktop with double ceramic sink integrated. There is an undercounter integrated fridge, separate freezer, separate wine fridge and dishwasher and a freestanding Smeg induction hob double oven cooker with a built in extractor unit over it. There is undercounter LED lighting and ample power points.

There is a fully fitted, tinted, mirrored glass splashback. The island has space for four bar stools and can be used as additional work surface.

The room has floor to ceiling and wall to wall windows and doors at the southern end which open onto the balcony and offer panoramic views of Plymouth Hoe, The Sound and Drake's Island from the comfort of your settee. This glazing has remote controlled electric, day to night blinds fitted.

The room also houses a focal point unit with a large built in electric fire with a large TV above. There is a large designer radiator. There are inset ceiling spotlights over the kitchen area and a mirror finish crystal chandelier over the lounge area. There is ample space for furniture.







## Outside

Externally, the property has a covered decked balcony with a glass and stainless steel balustrade, offering superb panoramic views over Plymouth Hoe, Drakes Island and The Sound. It can be used all year round.

There is a decked terrace, accessed via the main bedroom.

Both the balcony and the terrace have ample space for a table and chairs and potted plants.

There is an allocated parking space in the secure underground garage. The parking space is of easy access, is large and in a protective corner location. It has been wired for an electric vehicle charger to be fitted, depending on the actual vehicle selected, and currently has a lockable double socket fitted.

## Tenure & Services

Tenure - Leasehold

Lease Length - 999 Years from 2014

Service Charge - £2800 Per Annum

Ground Rent - £400

EPC - B

Council Tax Band - F



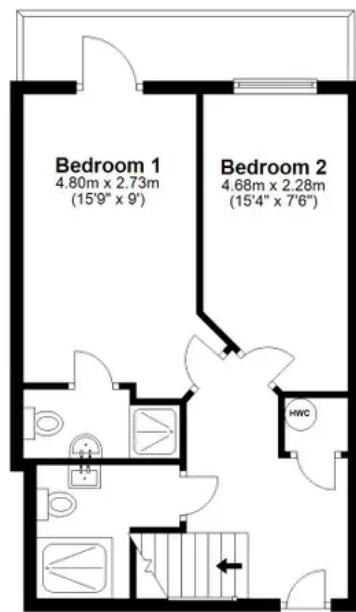






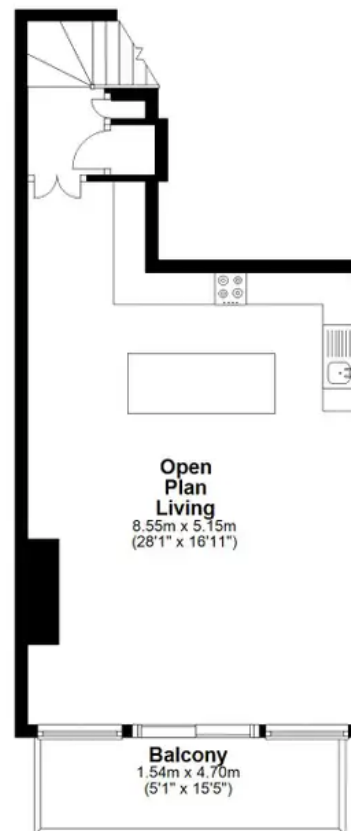
### Ground Floor

Approx. 40.2 sq. metres (432.5 sq. feet)



### First Floor

Approx. 43.2 sq. metres (465.4 sq. feet)



Total area: approx. 83.4 sq. metres (897.9 sq. feet)  
Azure, Cliff Road, Plymouth Hoe, Plymouth





## Atwell Martin

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