



Azure, 55 Cliff Road, Plymouth, PL1 2PE

£225,000 LEASEHOLD

**ATWELL
MARTIN**
ESTATE AGENTS





Azure

55 Cliff Road, Plymouth, PL1 2PE

A 7th floor apartment in the landmark Azure building enjoying westerly views across Millbay, River Tamar, Mount Edgumbe and Plymouth Sound

Council Tax band: E

Tenure: Leasehold

- 7th Floor Apartment
- Master Bedroom
- Balcony
- Fully Integrated Kitchen
- Double glazing
- 2nd Double Bedroom
- Sea/estuary views
- Video entrance phone
- En-Suite Shower Room
- Underground Secure Parking



Azure

55 Cliff Road, Plymouth, PL1 2PE

Introducing a stunning 2 Bedroom apartment in the prestigious Azure building located on Plymouth Hoe!

This gorgeous property has an array of attractive features that make it a perfect choice for anyone looking for a comfortable and convenient home.

One of the standout features of this apartment is the underground secure parking. This added convenience allows residents to park their cars safely and securely, without having to worry about street parking.

The grand entrance foyer is beautifully designed, with high ceilings, elegant lighting fixtures, and modern décor. Step into this welcoming entrance, and you will instantly feel at home.

The apartment also boasts a lovely balcony, which is perfect for relaxing outside and enjoying the beautiful views of Plymouth Sound. Whether you're reading a book or enjoying a cup of coffee, this space provides a peaceful and tranquil escape from the hustle and bustle of city life.

The primary bedroom comes along with an ensuite, providing an added level of convenience and privacy. Wake up each morning to a refreshing shower, and start your day feeling rejuvenated and ready to take on the world.

This Leasehold apartment has a lot to offer, and it's located in a prime location, with easy access to everything you need. Plymouth Hoe is known, the





COMMUNAL GARDEN

The property has access to the southern facing landscaped gardens which offer magnificent views across Plymouth Hoe and Plymouth Sound.

BALCONY

The property offers a balcony from the living room which is orientated in a westerly direction.

Secure Gated

1 Parking Space

Parking Space 71 located on level -3

Tenure & Services

Tenure: Leasehold

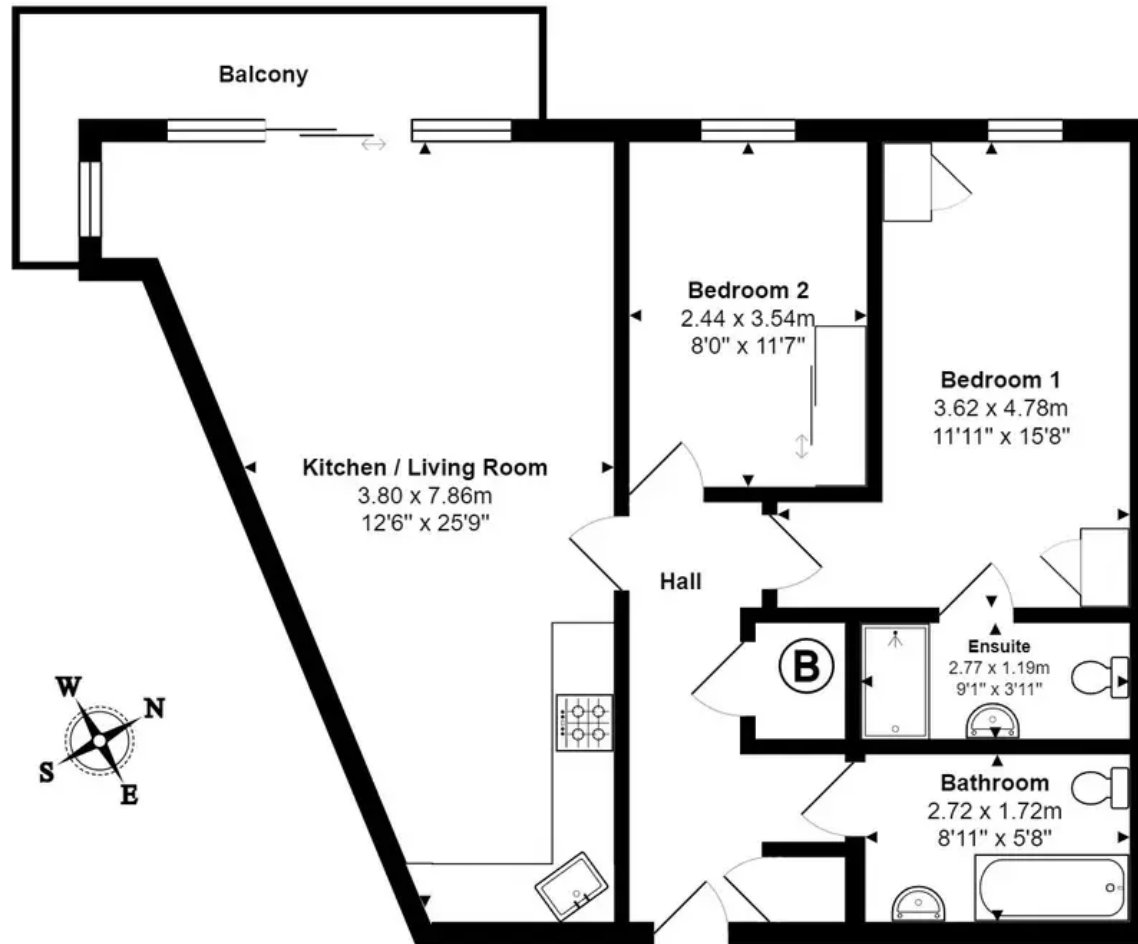
Lease Length: 979 years

Service Charge: £4499 per annum

Ground Rent: £400 per annum

Council Tax Band: E





7th Floor Apartment

Total Approximate Area - 70.7 m² ... 761 ft² (excluding balcony)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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