



**Boscawen, Admiralty House, Mount Wise, PL1 4SW**

**£235,000 LEASEHOLD**





## Boscawen, Admiralty House

Mount Wise, Plymouth, PL1 4SW

Stunning one-bedroom apartment in Grade II Listed Admiralty House. First-floor location, separate living room & kitchen, double bedroom, shower room, original features, and 2 parking spaces. Close to amenities, parks, marina, and ferry access. 999-year lease.

Tenure: Leasehold

- SHOWER ROOM
- TWO PARKING SPACES
- SASH WINDOWS
- SEPARATE KITCHEN
- FANTASTIC LOCATION
- ACCESS TO ADMIRALTY HOUSE PRIVATE GARDENS
- GRADE II ADMIRALTY HOUSE
- ONE DOUBLE BEDROOM
- INTEGRATED SMEGG APPLIANCES
- STORAGE IN CELLAR



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## ACCOMMODATION

The Boscawen has been designed by award winning interior designer Anouska Lancaster, you access the apartment via the impressive original main atrium where the sweeping central staircase leads you to the first floor. The apartments' wooden front door takes you into the entrance hall with utility cupboard and doors leading through to: Separate living room with sash window, further door leads through to separate fitted kitchen with integrated smeg appliances. Also from the hallway are doors leading through to the double bedroom with sash window and shower room fitted with walk-in shower, wash hand basin and WC.

## OUTSIDE

The Boscawen enjoys access onto Admiralty Gardens which has spectacular water views. The apartment benefits from two allocated parking spaces. Extra storage areas and bicycle storage are available.

## LOCATION

The historic Grade II Listed Admiralty House is the magnificent figurehead to the Mount Wise development occupying a most enviable waterside position on the edge of the Tamar Estuary. There are a wide range of close by amenities and interests including parkland walks, the Royal William Yard with its excellent selection of restaurants and wine bars.





**Allocated parking**

2 Parking Spaces

**Tenure & Services**

Tenure: **Leasehold**

Lease Length: **998 years remaining**

Service Charge: **£1700 per annum**

Ground rent: **£350 per annum**







One Bed Apartment

Area: 56.40m<sup>2</sup> / 607ft<sup>2</sup>

**Disclaimer:** Admiralty House floorplan layouts provide approximate measurements and are for illustrative purposes only. Measurements are taken from the architect's drawings and tolerances may occur with them as built. Kitchen layouts are indicative only.



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