



Discovery Road, PLYMOUTH  
£375,000 Leasehold



## Discovery Road

PLYMOUTH

Leeward House - urban living meets waterside in contemporary apartments. 4th floor premium unit includes 2 west-facing balconies with views to Mount Edgcumbe & Tamar estuary. Communal entrance, open living area, U-shaped kitchen, 2 double bedrooms (1 en-suite), 2 parking spaces.

Council Tax band: F

Tenure: Leasehold 999 years (From 1st April 2011)

Service Charge: £5000 per annum

- Fitted Kitchen with Silestone Worktops
- 3 in 1 Hot Water Tap
- Views to Mount Edgcumbe, Tamar Estuary
- Two West Facing Balconies
- Neff Appliances
- Fourth Floor Premium Apartment
- Two Allocated Parking Spaces
- En-suite Shower Room



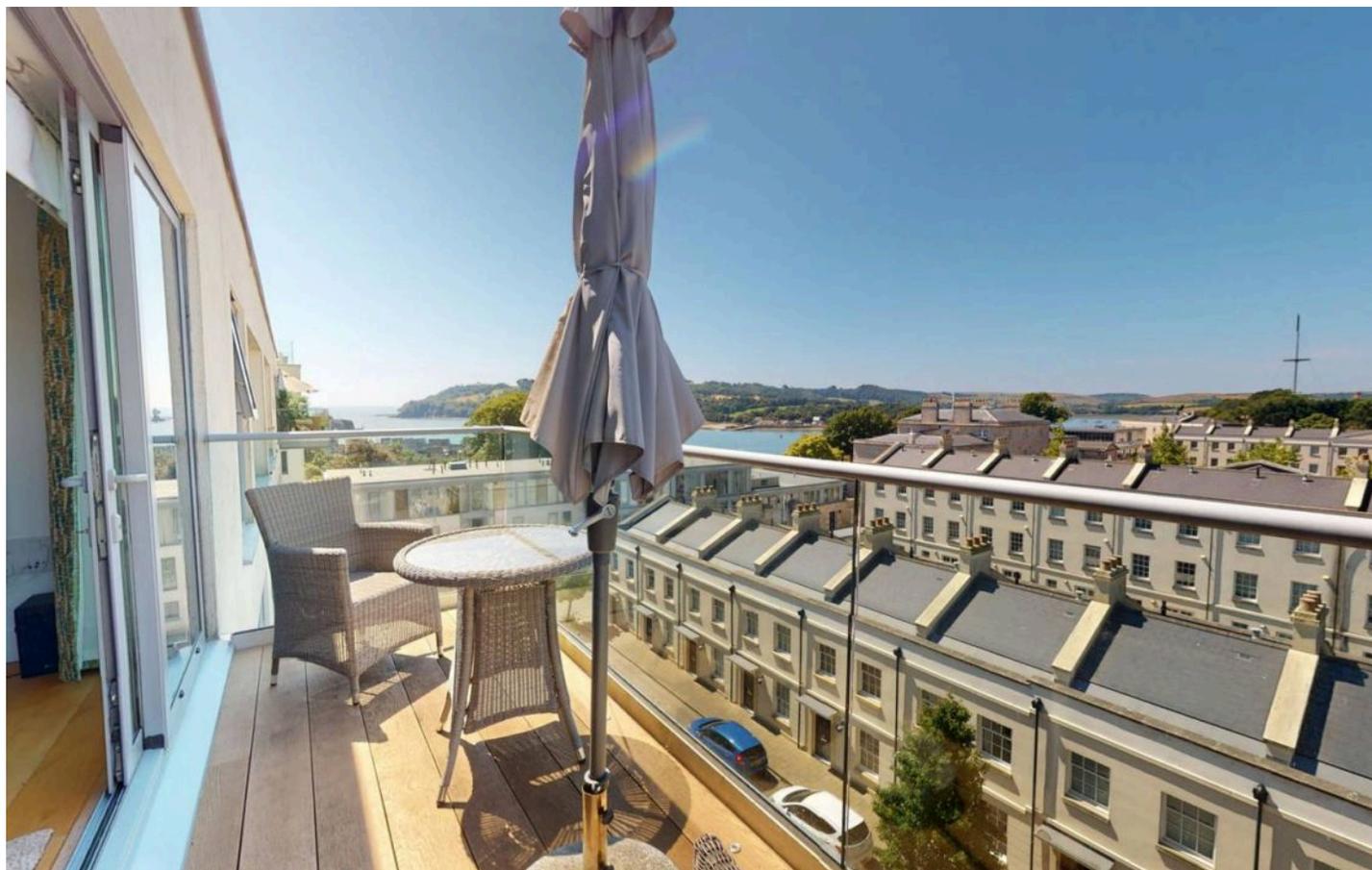
# Discovery Road

## PLYMOUTH

Leeward House blends urban living with the waterside in a collection of contemporary apartments. This fourth floor premium apartment has the benefit of two west facing balconies, both with views across to Mount Edgcumbe and down the Tamar estuary.

Communal door leads into entrance lobby with further door leading through to lift and stairs access to fourth floor. Oak panelled apartment front door leads into entrance hall with engineered timber flooring, cupboard housing the washer/dryer and doors through to: open plan living room with continuation of engineered timber flooring, sliding doors onto west facing balcony with views across Mount Edgcumbe and the Tamar estuary. U-shaped kitchen fitted with matt handleless wall and base units, Silestone work surfaces and splashbacks, 3 in 1 hot water tap, integrated Neff appliances including induction hob with extractor, combination oven and warming drawer, fridge/freezer and dishwasher. Master double bedroom with sliding doors onto inset west facing balcony with views of Mount Edgcumbe and the Tamar estuary and en-suite shower room fitted with white contemporary suite to include fully tiled shower cubicle, wash hand basin with storage drawer beneath, WC with low level sensor controlled lighting and tiled flooring, further double bedroom and bathroom also fitted with white contemporary sanitary ware to include tiled panelled bath with shower over, wash hand basin with storage drawer beneath, WC and tiled flooring.

- Fitted Kitchen with Silestone Worktops
- 3 in 1 Hot Water Tap
- Views to Mount Edgcumbe, Tamar Estuary

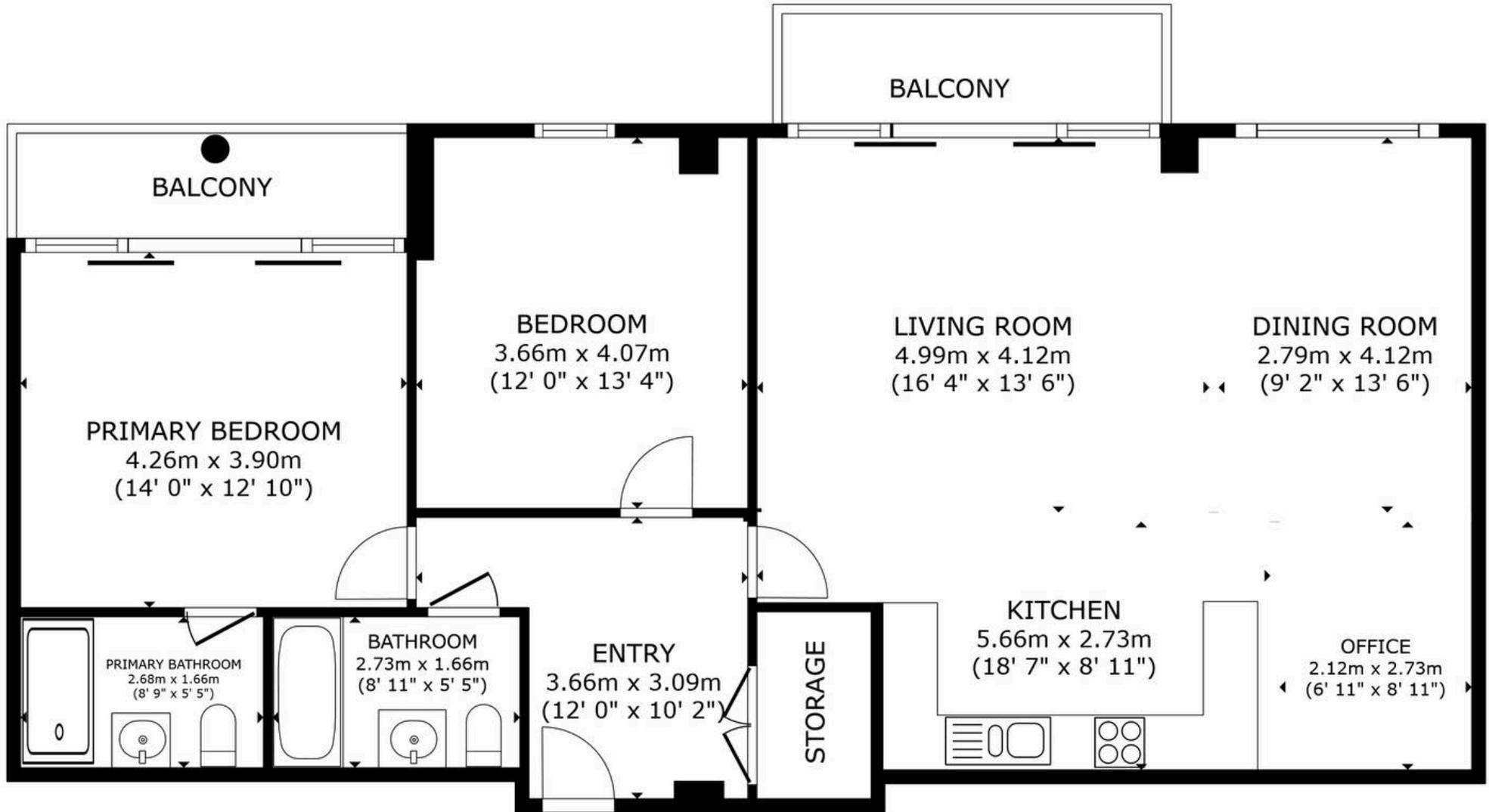


## ACCOMMODATION

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FLOOR PLAN



## Atwell Martin

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