



LANG TOWN  
& COUNTRY

Leeward House, 159 Discovery Road, Mount Wise, Plymouth, Devon, PL1 4PR



# Price £360,000



Leeward House is a beautiful, modern block of apartments situated in the Mount Wise development. It benefits from many different style apartments, over six floors with access using the stairs or lift. The development itself comprises of Georgian style townhouses, apartments and the Plymouth Cricket Club and pavilion are also based in the centre, providing a lovely open area for all residents.

From the Leeward House communal front door with secure access only, you gain entrance to the immaculate communal areas where you have stairs and lift to get to your apartment.

The front door of the apartment brings you into an "L" shaped entrance hallway where there is access to all the primary rooms. From here there is a spacious utility cupboard which has plumbing for a washing machine.

The apartment has 2 double bedrooms. Both have floor to ceiling windows from which there are far reaching views whilst the master bedroom has access to a Villeroy and Boch en suite shower room which consists of rainforest shower, WC, Hand basin and heated towel rail. Both bedrooms have Remote controlled black out blinds.

There is a beautiful Villeroy and Boch family bathroom which has floor and wall tiles and comprises three-piece suite offering bath with overhead shower and shower screen, wash hand basin with mirror over and low-level WC with dual flush.

There is a stunning lounge/diner/kitchen area which is perfect for entertaining. The kitchen area has Silestone work surfaces and a range of wall and base mounted units. There are integrated appliances, namely larder style fridge/freezer, Neff dishwasher, Induction Hob with Electrolux oven, overhead extractor hood and microwave, there is an integrated sink with Boiler tap.

From the lounge/diner there is access to a charming balcony. From here there are truly stunning views taking in views towards the city, Plymouth Hoe and also The RWY.

The apartment has underfloor heating throughout with high quality timber floors. There are dimmer lights in all rooms. Outside there are two allocated car parking spaces in the secure car park and plenty of unallocated visitors parking within the development and access to electric car charging.

The development has plenty of local amenities nearby and is an attraction due to the parkland walks, the Royal William Yard with its excellent selection of restaurants and bars. Passenger ferries connect the Barbican, Royal William Yard and Mount Edgecumbe. The Torpoint passenger/car ferry is also within easy walking distance providing access to the beautiful Rame Peninsula and all parts of Cornwall. The impressive Scott Memorial is also within walking distance and provides a fitting tribute to Captain Robert Scott, the locally born Royal Navy Officer and renowned explorer. Residents have the use of Southern gardens which was the original garden to Admiralty House. There is also a bike store on the ground level of the building.

A viewing can be highly recommended of this beautiful apartment.

Lease Information - We understand the apartment is held on Lease with 985 years remaining and subject to a service charge of approximately £2,600 per year but this is subject to change and an annual ground rent of approximately £350. The above information is provided in good faith although we would recommend that prospective purchasers consult their own solicitor for formal verification.

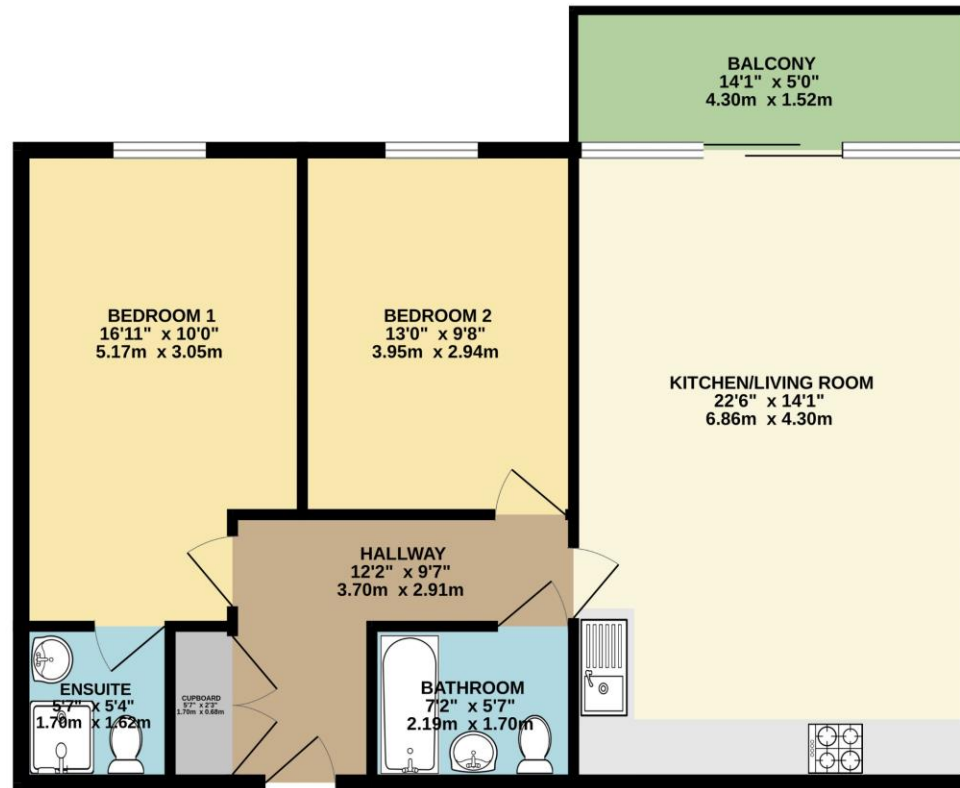


To view this property call Lang Town & Country Estate Agents on [01752 200909](tel:01752200909).

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TOTAL FLOOR AREA: 761 sq.ft. (70.7 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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