



Flat 49, Azure, 55 Cliff Road, The Hoe, Plymouth, PL1 2PE

Guide Price £325,000



A top floor apartment situated in one of Plymouth's most sought-after Waterside developments on Plymouth Hoe. This beautiful apartment enjoys westerly views towards Millbay, South East Cornwall as well as a south facing aspect taking in views of Plymouth Sound, Drakes Island and Mount Edgcumbe.

From the Cliff Road entrance of the development and through a private residents' entrance, steps lead to the beautifully maintained residents' gardens and the main entrance foyer of the development, where the residents' building manager's office is located as well as a reception area for the residents to enjoy. The property is accessed via a communal lift and stairs.

The front door leads into an inner entrance hall with doors off to all the principal rooms.

The open plan reception room enjoys floor to ceiling glazed windows with a westerly aspect and southerly angled views from the inside to Plymouth Sound, the balcony opens the aspect to the full, but can also be enjoyed from within the apartment. There is a modern fitted kitchen which has been beautifully fitted wall and base units with a variety integrated appliances including a larger fridge and freezer, dishwasher, washing machine, electric oven and induction hob and overhead extractor hood, all set under work surfaces.

The property offers two bedrooms which both have westerly facing aspects. The master bedroom is a generous size providing ample space for a double bed complete with a pair of built-in wardrobes. There is an en-suite shower room which has been very well maintained.

Bedroom Two has been well maintained and again offers fantastic views. The family bathroom has a bath, low level w.c., pedestal wash hand basin with mirror over, mosaic fully tiled walls and limestone effect tiled floor.

There is an allocated parking space within the security-controlled car park which is accessed via the lift and stairs of the building, or vehicular access from Grand Hotel Road.

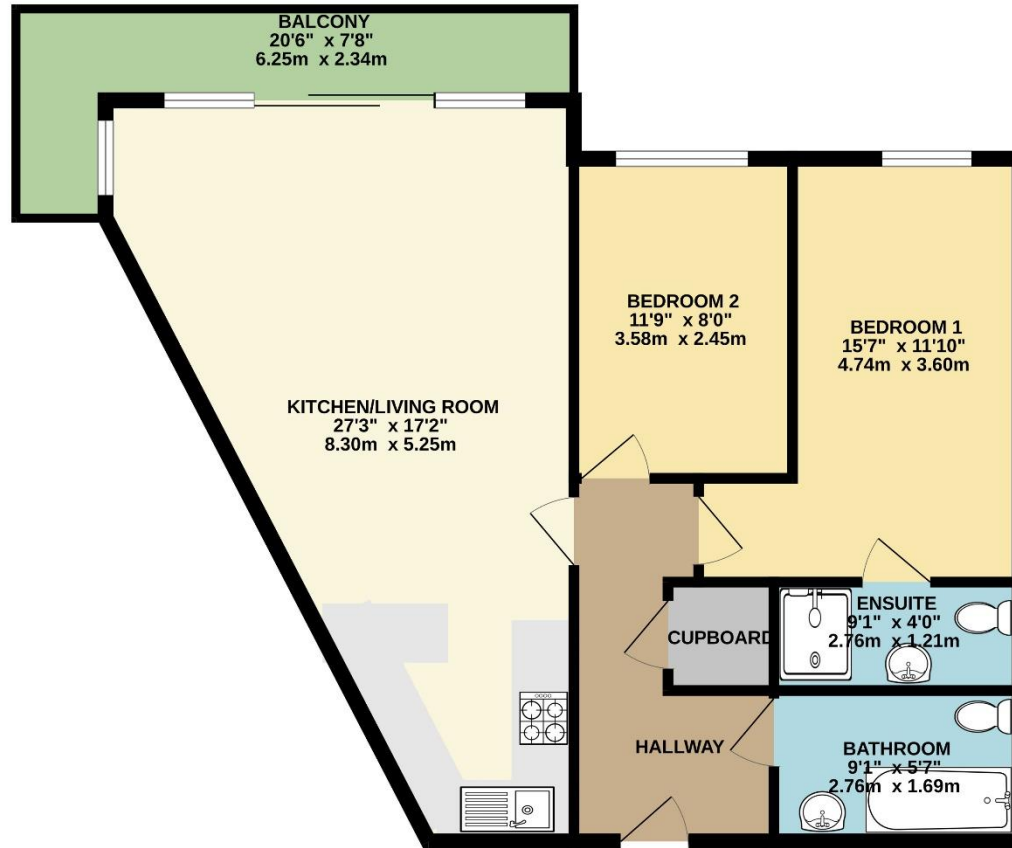
A viewing of this beautiful top floor apartment can be highly advised.

We understand the apartment is held on Lease with 978 years remaining and subject to a service charge of approximately £4,800 per calendar year, but this is subject to change and an annual ground rent of approximately £400.00. 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).





TOTAL FLOOR AREA : 744 sq.ft. (69.1 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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