



Apartment 125, Leeward House, Discovery Road,
Mount Wise, Plymouth, Devon, PL1 4PR



£339,950



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Lang Town and Country are delighted to present to the market this beautifully presented 3rd Floor apartment in the ideally located "Leeward House". From the Leeward House main entrance, with secure access only, you gain entrance to the communal areas with access to all floors from stairs and a lift.

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 currently houses the 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 tiled ensuite shower room which consists of shower, WC, Hand basin and heated towel rail.

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

There is a most stunning lounge/diner with a kitchen area too. The kitchen area has Silestone work surfaces and a range of wall and base mounted units. There is a larder style fridge/freezer, Neff dishwasher, Induction Hob with Electrolux oven and overhead extractor hood. The lounge/diner has a stunning dual aspect with numerous floor to ceiling windows and access to a balcony. From here you can sit and enjoy views across the Cricket Pitch. Because of the apartments position within the block, there are a wonderful mixture of views, ranging from the cricket pitch and from the dual aspect, across the city centre and taking in the Hoe, Smeatons Tower and Royal William Yard.

Outside there are two allocated car parking spaces in the secure car park and additional visitors parking.

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 compromises 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.

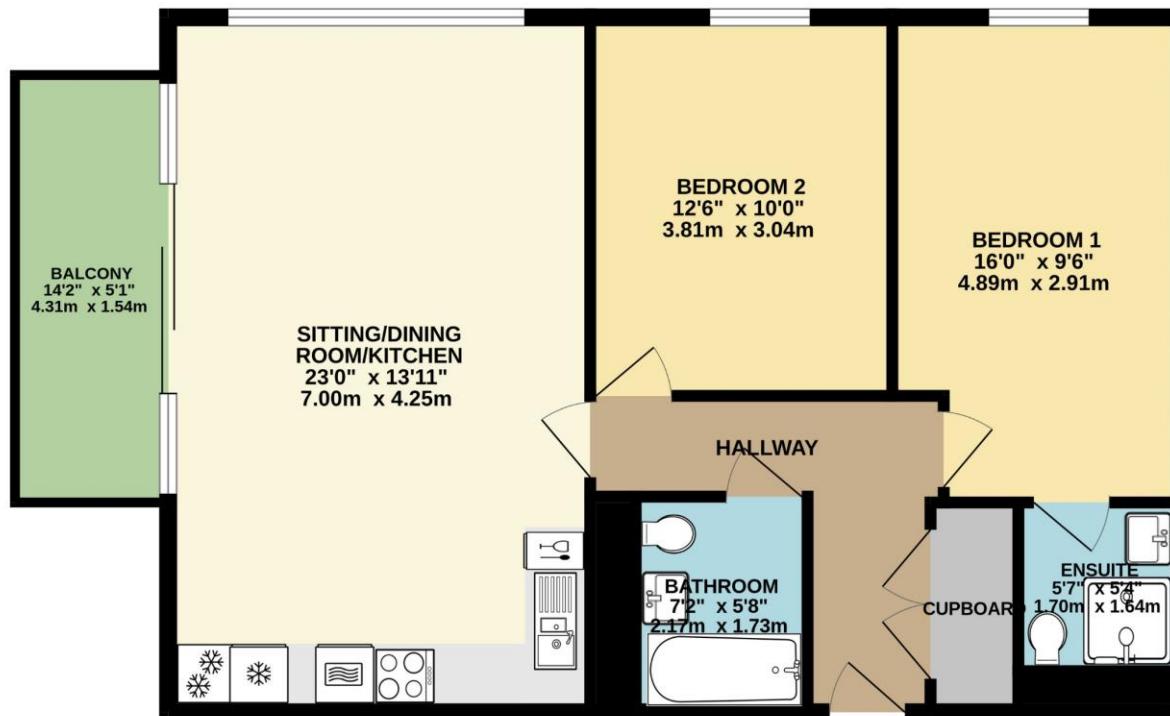
Lang Town and Country would highly encourage an internal inspection of this beautiful 3rd floor apartment to appreciate the quality of accommodation and the stunning views.

Lease Information

We understand the apartment is held on Lease with 988 years remaining and subject to a service charge of approximately £1,567 per year 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.



3RD FLOOR APARTMENT
755 sq.ft. (70.1 sq.m.) approx.



TOTAL FLOOR AREA : 755 sq.ft. (70.1 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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