



Flat 26, Azure West, 1 Grand Hotel Road, The Hoe, Plymouth, Devon, PL1 2PQ



Price £250,000



A delightful facing second floor apartment located within a much sought-after development on Plymouth's historic Hoe. 'Azure West' is positioned within an ideal location with easy access to the City Centre, Hoe Promenade, Barbican, Theatre Royal, a choice of marinas within walking distance and doctor's surgery.

Built in 2006, the development offers a range of attractive apartments, all with parking, which have continued to be popular with those looking for a lifestyle change. 'Azure West' is arguably one of Plymouth's most sought-after developments.

From the residents' garden, an entrance hall leads to the lift and stairs servicing the development. The second-floor landing leads to a shared entrance foyer and front door into the apartment. The front door leads into an 'L-shaped' inner hall with doors off to all rooms. There is a utility cupboard housing the washer/dryer and a separate cupboard providing storage and housing the boiler which services the heating and hot water systems.

A timber panel front door leads into the inner entrance hall and through to the impressive spacious lounge/dining room with views over the residents' garden, access to a private balcony which provides space to entertain.

The separate kitchen comprises a range of white fronted units with a full range of integrated appliances namely larder fridge/freezer, gas hob, electric oven, slimline dishwasher, and washer dryer, ample space for a small breakfast table and chairs, tiled floor and recessed lights to ceiling.

A hall leads through to the master bedroom which enjoys fitted wardrobes, a Juliet balcony to the southern elevation which allows ample light to fill the room, an en-suite shower room with porthole window, comprises white suite with fully tiled walls and floors. The guest bedroom shares the view over the residents' garden with sliding doors leading out onto the balcony. A family bathroom once again is well fitted with white suite and fully tiled walls and floor. In the hall a storage cupboard and cupboard house the gas central heating system. The property benefits from an allocated parking space within the gated car park.

Outside, the development enjoys two residents' gardens, one outside the apartment and the other in the southern building which takes in the views of Plymouth's magnificent Hoe and The Sound. A residents' reception area provides an area for residents to meet and the building manager's reception. Allocated parking for one car is provided within a gated underground car park with lift and stairs to all floors.

We understand the apartment is held on Lease with 978 years remaining and subject to a service charge of approximately £1,800 per year from per calendar 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.



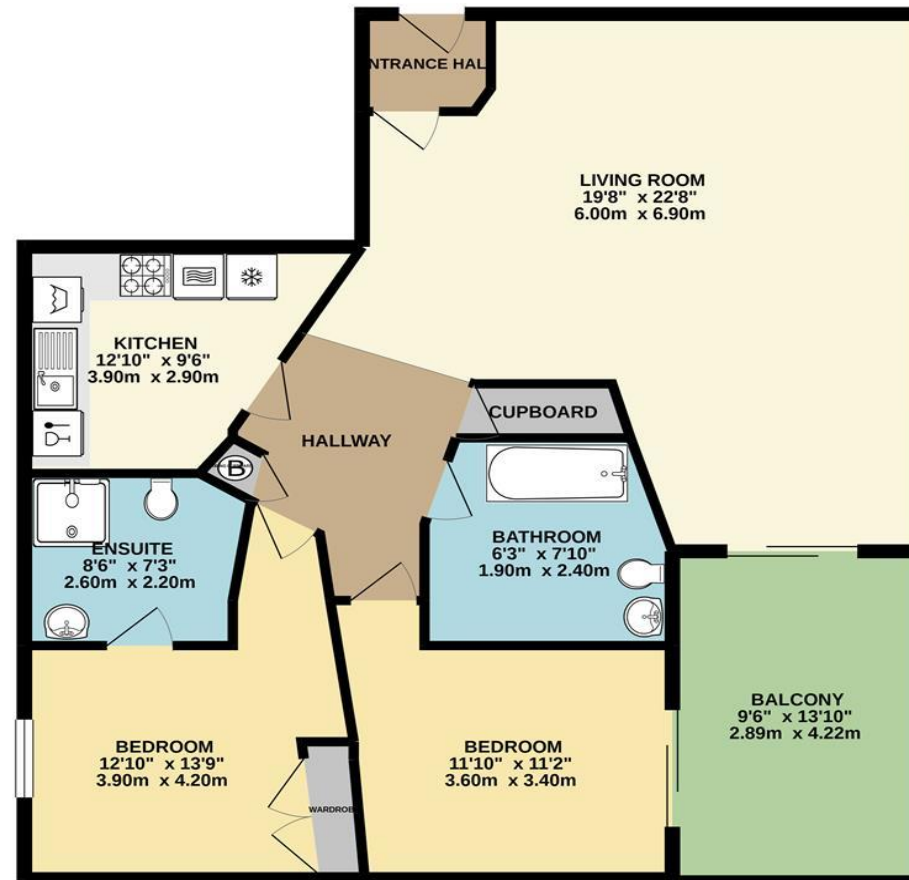
To view this property call Lang Town & Country Estate Agents on [01752 200909](tel:01752200909).



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
987 sq.ft. (91.7 sq.m.) approx.



TOTAL FLOOR AREA: 987 sq.ft. (91.7 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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