







DC  
LANE

SELL • LET • MANAGE

Discovery Road, Plymouth, PL1 4PR  
£165,000 Leasehold

 1  1  1  B



£165,000

# Discovery Road

## Plymouth, PL1 4PR

- Modern New Build Development
- One bedroom
- Open Plan Living
- Allocated Parking
- No Onward Chain
- Ground Floor Apartment
- West Facing Balcony
- Historical Mount Wise Location
- Ideal Buy To Let Investment
- Council Tax Band B

### BUY TO LET INVESTMENT ONLY

DC Lane are delighted to present this spacious West facing apartment in Leeward House, an impressive modern development in the former military headquarters of Mount Wise, a short walk to the bustling city centre and close to King Point Marina, Plymouth's historic Hoe and the ever popular Royal William Yard with it's diverse range of restaurants, cafes and bars. Currently let until February 2023 quality tenants reside and have maintained this apartment beautifully.

Security doors lead into the communal entrance hallway whereby the apartment is positioned on the ground floor. With underfloor heating throughout the welcoming hallway features a wood floor, entry video system and double door utility cupboard housing the washing machine. The open plan living/dining/kitchen is spacious and draws you directly to the French doors that open onto a balcony that spans the width of the property. The kitchen has an abundance of contemporary units and built in integrated appliances. One double bedroom with floor to ceiling windows and a well appointed walk in shower room complete the accommodation of this superb apartment.

To the front of the balcony is the allocated parking space. Leeward House has access to the Mount Wise residents gardens. These gardens have spectacular views over Plymouth Sound and across to Mount Edgcumbe and Royal William Yard.

Offered with no onward chain a viewing is highly recommended, an exceptional investment property with superb professional tenants.



### Ground Floor

#### Open Plan Living/Kitchen

13'11" x 10'11" (4.26 x 3.33)

#### Bedroom

10'11" x 10'2" (3.35 x 3.10)

#### Shower Room

7'2" x 5'0" (2.20 x 1.53)

#### External

#### Balcony

25'9" x 5'9" (7.85 x 1.76)





## Directions

Head south on Mutley Plain and Turn right onto North Hill and Continue for 0.5 mi. Turn left onto Charles St and at Charles Cross Roundabout, take the 4th exit onto Exeter St and at St Andrews Cross Roundabout, take the 3rd exit onto Royal Parade and continue along for 0.3 mi. At Derrys Cross Roundabout, take the 2nd exit onto Union St for 0.3 mi and at the roundabout, take the 3rd exit onto Octagon St. At the roundabout, take the 1st exit onto King St and at the roundabout, take the 2nd exit onto Clarence Pl continue along to the roundabout and take the 3rd exit At the roundabout, take

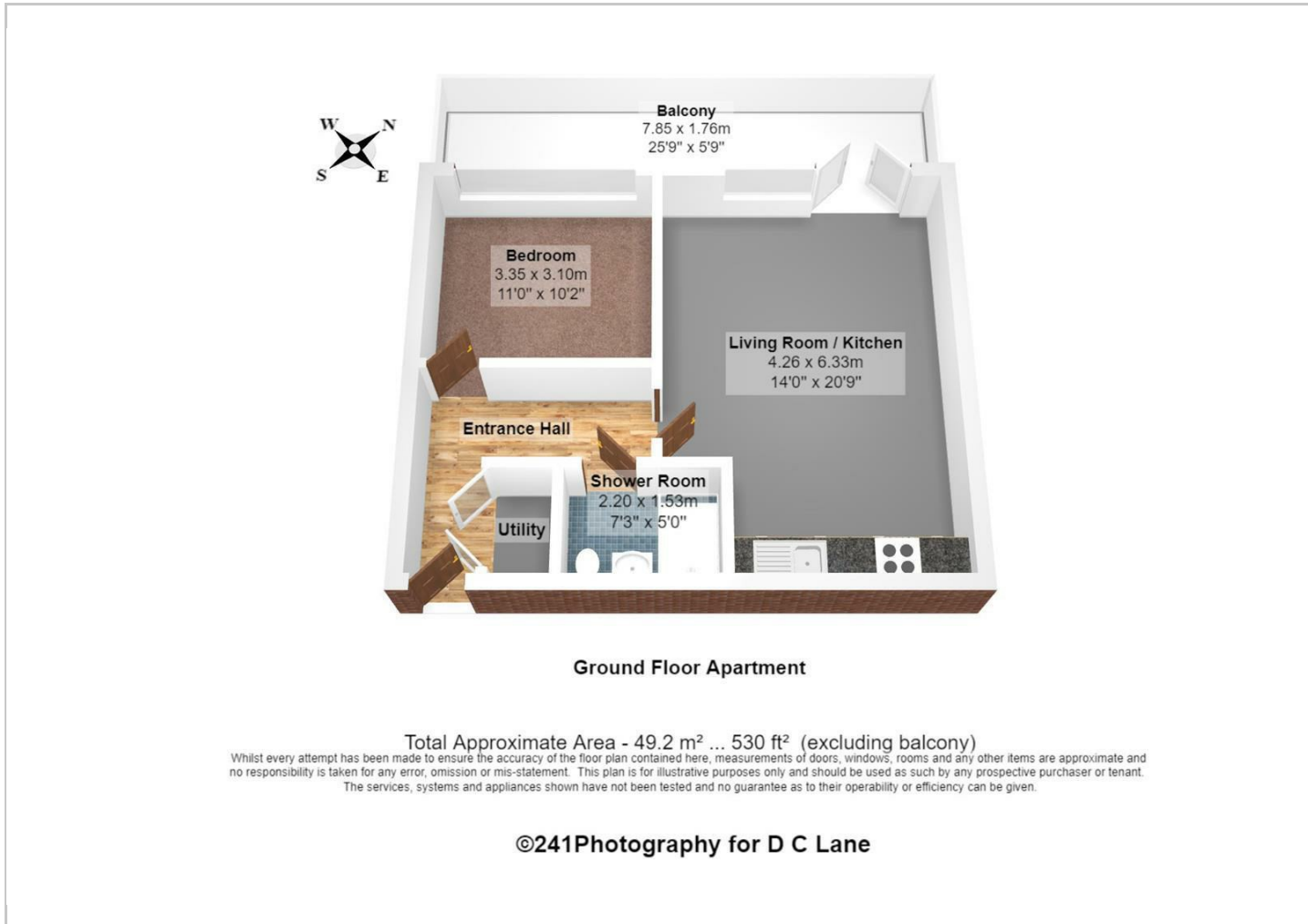
**Council Tax Band: B**

## Scan for Material Information





## Floor Plans

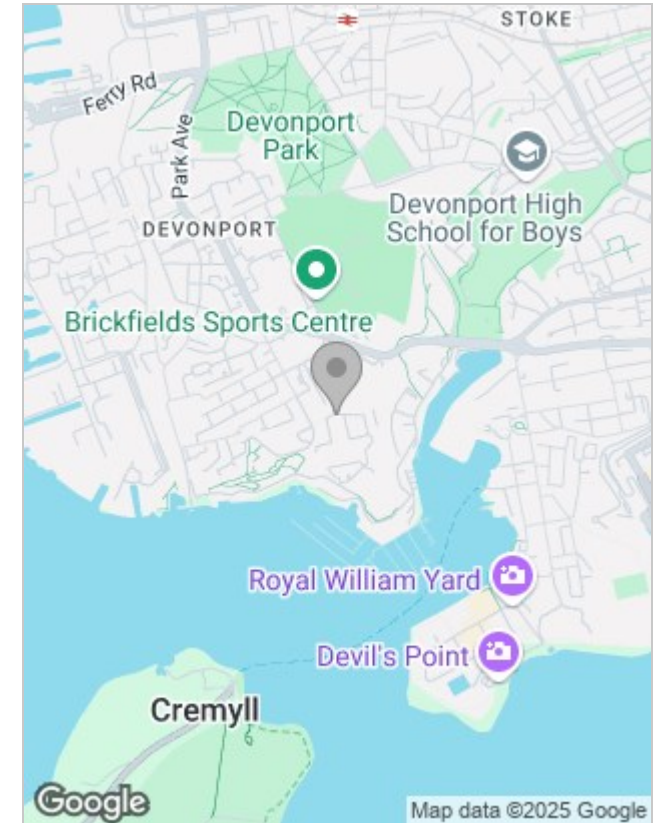


## Viewing

Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

## Location Map



## Energy Performance Graph

