



## 98 Causeway View

Hooe, Plymouth, PL9 9FP

£325,000



A stunning top floor apartment situated in a wonderful position within the Hooe district overlooking the Cattewater & Plym estuary. The accommodation is very well presented throughout & enjoys accommodation comprising a lovely open-plan kitchen/living/dining area with full-width balcony taking advantage of the views, 2 double bedrooms, master ensuite shower & family bathroom. Within the development there is allocated residents' parking & lift facility.



## CAUSEWAY VIEW, HOOE, PL9 9FP

### ACCOMMODATION

Access to the apartment is gained via the part-glazed entrance door leading into the entrance hall.

### ENTRANCE HALL

Loft. Built-in storage cupboard. Doors providing access to the accommodation.

### OPEN-PLAN KITCHEN/LIVING/DINING AREA 25'10" x 10'11" max dimensions, additional area 5' (7.88 x 3.33 max dimensions, additional area 1.78 x)

A dual aspect room with a double-glazed window to the front enjoying views across local rooftops towards Staddon Heights and double-glazed window and sliding patio door leading out onto the rear balcony. Within the kitchen area there is a series of contemporary-style matching eye-level and base units with rolled-edge work surfaces and matching upstands. Inset stainless-steel one-&-a-half bowl single drainer sink unit with mixer tap. Built-in 4-ring induction hob. Double electric oven and grill. Cupboard concealing the gas boiler. Integrated fridge-freezer. Integrated washing machine. Integrated dishwasher. Inset ceiling spotlights.

### BALCONY

Extending across the full-width of the apartment and enjoying stunning views across the Cattewater and the Plym estuary and towards Dartmoor.

### BEDROOM ONE 9'8" x 11'8" (2.95 x 3.58)

Fitted mirror-front wardrobe. Double-glazed sliding patio-style doors providing a lovely outlook and access out onto the rear balcony.

### ENSUITE SHOWER ROOM 7'2" x 5'9" (2.2 x 1.76)

Modern suite comprising a corner shower cubicle, low level toilet and sink unit. Vertical towel rail/radiator. Inset ceiling spotlights. Extractor.

### BEDROOM TWO 9'10" x 8'6" (3.01 x 2.60)

Double-glazed window to the front elevation with an outlook across the Reflections district and views towards Staddon Heights. Inset ceiling spotlights.

### FAMILY BATHROOM 6'8" x 6'4" (2.04 x 1.94)

White modern suite comprising a panel bath with tiled area surround, mixer tap with spray attachment and folding shower screen, pedestal wash basin with a mixer tap and a low level toilet. Vertical towel rail/radiator. Tiled floor.

### OUTSIDE

Within the car parking area there is 1 allocated residents' parking space. Communal lift to all floors.

### COUNCIL TAX

Plymouth City Council  
Council tax band C

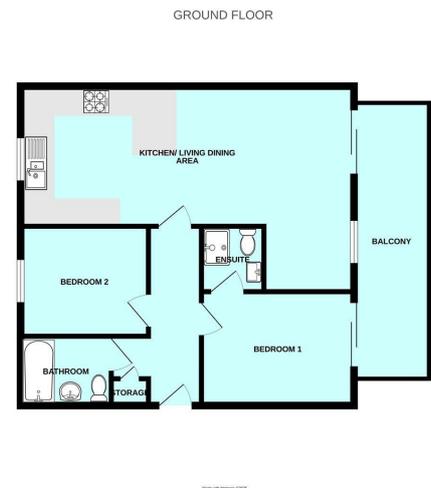
### AGENT'S NOTE

The property is leasehold with 116 years remaining of a 125 lease. The ground rent is £250 per annum and the service charge is £2,050 per annum, £1800 for the flat and £250 for the wider estate.

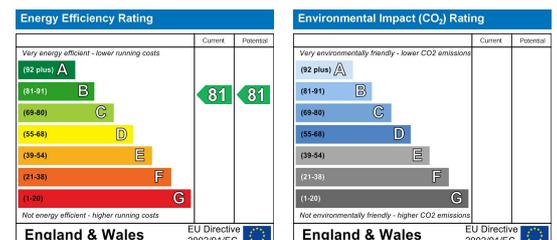
## Area Map



## Floor Plans



## Energy Efficiency Graph



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