



35 Willoughby Way

West Hoe, Plymouth, PL1 3GA

£249,950



A superbly presented duplex apartment situated in a lovely location conveniently positioned close the The Hoe & waterfront. The accommodation briefly comprises an entrance hall, on the ground floor a generous master bedroom with ensuite dressing room & bathroom with a separate utility space. On the first floor a generous open-plan dual aspect living room & kitchen plus a second double bedroom with ensuite shower room. Other features include a balcony & parking. Views towards the water & Mount Edgecumbe. uPVC double-glazing & central heating.



WILLOUGHBY WAY, WEST HOE, PL1 3GA

ACCOMMODATION

Front door opening into the entrance hall. Staircase ascending to the first floor. Doorway opening to bedroom one.

BEDROOM ONE 16'10 x 9'5 (5.13m x 2.87m)

A generous double bedroom with a window with fitted blinds to the front elevation. Generous under-stairs storage cupboard housing the electric meter. Doorway opening to the dressing room.

DRESSING ROOM 5'11 x 5'7 (1.80m x 1.70m)

Doorways to the utility space and the ensuite bathroom.

ENSUITE BATHROOM 8'1 x 5'8 (2.46m x 1.73m)

Comprising a bath with shower system above and shower screen, wc with a concealed cistern and a push button flush and a wall-mounted basin. Recess shelving with mirror. Chrome towel/rail radiator. Tiled floor. Partly-tiled walls, fully tiled around the bath and shower area. Inset ceiling spotlights. Obscured window.

UTILITY SPACE

Cupboard housing the boiler. Plumbing for washing machine. Consumer unit.

OPEN-PLAN LIVING ROOM & KITCHEN 26'1 x 13'3 (7.95m x 4.04m)

A generous open-plan dual aspect room with hard wood flooring throughout. Window to the rear elevation. Full-height window and doorway opening to the balcony to the front elevation. Views across the water to Mount Edgecumbe. Ample space for seating & dining. Kitchen cabinets fitted with matching fascias and work surfaces. Stainless-steel one-&-a-half bowl single drainer sink unit. Built-in oven and hob with a glass splash-back and cooker hood above. Built-in fridge and freezer. Built-in dishwasher.

BEDROOM TWO 12'6 x 10'4 (3.81m x 3.15m)

Full-height window with views over the water to Mount Edgecumbe. Built-in wardrobe with hanging rail and shelf. Doorway opening to the ensuite shower room.

ENSUITE SHOWER ROOM 9'5 x 3'2 (2.87m x 0.97m)

Comprising an enclosed tiled shower, wall mounted basin and wc with a concealed cistern and push button flush. Recessed shelving and large mirror. Partly-tiled walls.

OUTSIDE

There is parking in front of the property. Balcony to the front elevation.

COUNCIL TAX

Plymouth City Council
Council Tax Band: C

SERVICES PLYMOUTH

The property is connected to all the mains services: gas, electricity, water and drainage.

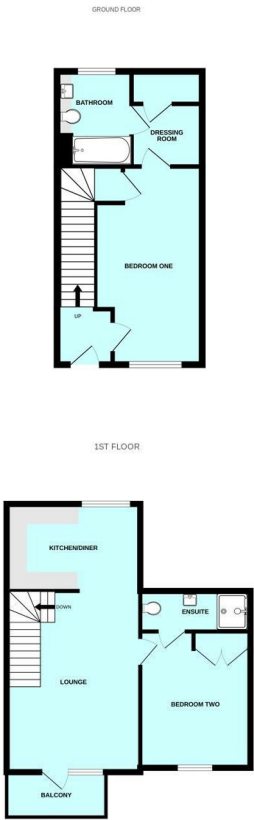
AGENT'S NOTE

The property is leasehold with 230 years and 5 months remaining. The ground rent is £55.25 payable quarterly and the annual service charge is £1444.

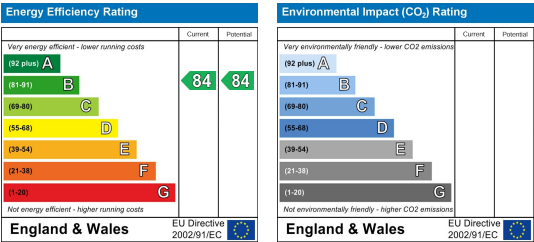
Area Map



Floor Plans



Energy Efficiency Graph



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