



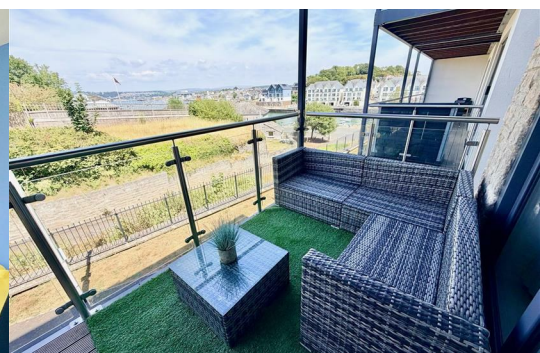
## 94 Causeway View

Hooe, Plymouth, PL9 9FP

**£275,000**



Superb opportunity to acquire this modern purpose-built 1st floor apartment with beautifully-presented accommodation. To the rear is a full-width covered balcony providing lovely water views. The accommodation comprises an entrance hall, open-plan dual aspect living room & kitchen, 2 double bedroom, family bathroom & ensuite shower room. There are views towards Staddon Heights. Double-glazing and central heating. Parking. No onward chain.



## CAUSEWAY VIEW, HOOE, PL9 9FP

### ACCOMMODATION

Front door opening into the hallway.

### HALLWAY 15'1 x 7'3 at widest point (4.60m x 2.21m at widest point)

Providing access to the accommodation. Cupboard housing the consumer unit. Inset ceiling spotlights.

### OPEN-PLAN LIVING ROOM & KITCHEN 25'10 x 16'10 max dimensions (7.87m x 5.13m max dimensions)

A superb open-plan 'L-shaped' room offering generous reception space together with kitchen and breakfast bar. The room is dual aspect with windows to the front and rear elevations together with double-glazed sliding doors opening to the balcony. From the rear there are water views and from the front, views to Staddon Height. The kitchen cabinets are fitted with a range of matching fascias, work surfaces and splash-backs. AEG induction hob with a cooker hood above. Built-in AEG double oven and grill. Inset stainless-steel one-&-a-half bowl single drainer sink unit. Integral fridge and freezer. Integral AEG washing machine. Integral AEG dishwasher.

### BALCONY 27' x 6' approximately (8.23m x 1.83m approximately)

A superb balcony running the full-width of the property with a glass and stainless-steel balustrade and laid to a composite material. Lovely water views towards Dartmoor.

### BEDROOM ONE 11'10 x 9'7 (3.61m x 2.92m)

Sliding double-glazed doors opening onto the balcony. Fabulous water views down the Plym Estuary. Built-in wardrobes.

### ENSUITE SHOWER ROOM 5'6 x 5'2 (1.68m x 1.57m)

Comprising an enclosed shower, basin with a cupboard beneath and wc. Chrome towel rail/radiator. Tiled floor. Partly-tiled walls.

### BEDROOM TWO 9'9 x 8'4 (2.97m x 2.54m)

Window with a fitted blind to the front elevation with views to Staddon Heights. Inset ceiling spotlights.

### FAMILY BATHROOM 6'8 x 6'5 (2.03m x 1.96m)

Comprising a bath with a mixer tap shower and shower screen, wc and a pedestal basin. Chrome towel rail/radiator. Tiled floor. Partly-tiled walls. Inset ceiling spotlights.

### OUTSIDE

Allocated numbered parking space private to the flat. Bin store.

### COUNCIL TAX

Plymouth City Council  
Council tax band C

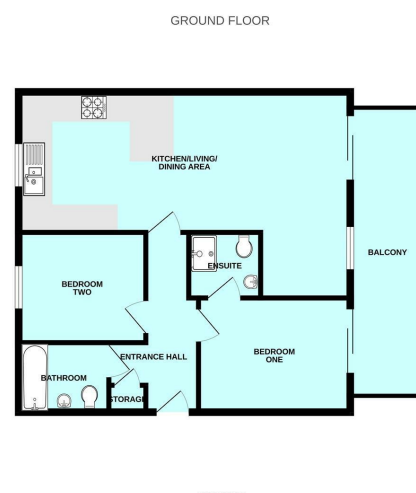
### AGENT'S NOTE

The property is leasehold with 115 years remaining on a 125 year lease, starting from 1st April 2016. The estimated annual service charge and ground rent is £2000.

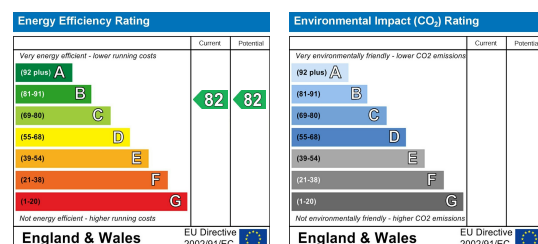
## Area Map



## Floor Plans



## Energy Efficiency Graph



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