



35 Willoughby Way

West Hoe, Plymouth, PL1 3GA

£240,000



A superbly presented duplex apartment situated in a lovely location conveniently positioned close to 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

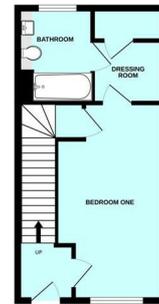
The property is leasehold with 230 years and 5 months remaining. The ground rent is £55.25 payable quarterly and the annual service charge is £1444.

Area Map



Floor Plans

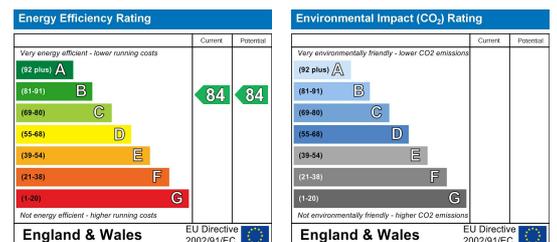
GROUND FLOOR



1ST FLOOR



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.