



## 92 Causeway View

Hooe, Plymouth, PL9 9FP

£272,000



Spend time in viewing this most impressive first-floor apartment occupying a lovely position with views across towards the Cattewater. The accommodation briefly comprises a feature dual aspect open-plan living/dining/kitchen area, 2 double bedrooms, master ensuite shower room & family bathroom. From the open-plan living/dining/kitchen area there is access to the balcony which in turn links to the master bedroom. Allocated parking.



## CAUSEWAY VIEW, HOOE, PL9 9FP

### ACCOMMODATION

Access to the property is gained via the communal entrance. Lift and stairs rise to the first floor. Part-glazed entrance door opening into the entrance hall.

### ENTRANCE HALL

Built-in cloak cupboard. Doors providing access to the accommodation.

### OPEN-PLAN LIVING/DINING/KITCHEN AREA 25'11" x 16'8" narrowing to 10'7" (7.90 x 5.09 narrowing to 3.24)

A lovely dual aspect open-plan living area with double-glazed windows to 2 elevations as well as sliding patio doors leading out onto the covered balcony. From the balcony there is a panoramic view across towards the Cattewater and the Plym with distant views of Dartmoor. Within the kitchen area there is a series of contemporary white matching eye-level and base units with rolled-edge work surfaces. Inset stainless-steel one-&-half bowl single drainer sink unit with mixer tap. 4-ring induction hob with extractor hood above. Eye-level electric double oven and grill. Integrated fridge and freezer. Integrated dishwasher. Integrated washing machine. Cupboard concealing the boiler.

### BEDROOM ONE 11'11" x 9'8" (3.64 x 2.95)

Double-glazed sliding patio style doors opening out onto the balcony providing lovely views from Hooe Lake across towards the Cattewater, the Plym and distant views of Dartmoor. Doorway opening into the ensuite shower room.

### ENSUITE SHOWER ROOM 5'6" x 5'1" (1.70 x 1.56)

White modern suite comprising a corner shower, low level toilet and pedestal wash basin. Vertical towel rail/radiator.

### BEDROOM TWO 9'3" x 9'4" (2.82 x 2.87)

Double-glazed window to the front elevation.

### FAMILY BATHROOM 6'8" x 5'7" (2.05 x 1.72)

Modern white suite comprising a panel bath with tiled area surround, mixer tap, spray attachment and folding shower screen door, pedestal wash basin with mixer tap and a low level wc. Vertical towel rail/radiator. Tiled floor. Obscured double-glazed window to the front elevation.

### OUTSIDE

At the front of the building is the allocated parking space and a residents' bin store.

### COUNCIL TAX

Plymouth City Council  
Council tax band C

### SERVICES

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

### AGENT'S NOTE

The property is leasehold. The lease is 125 years from 01/04/2016 with 117 years remaining.

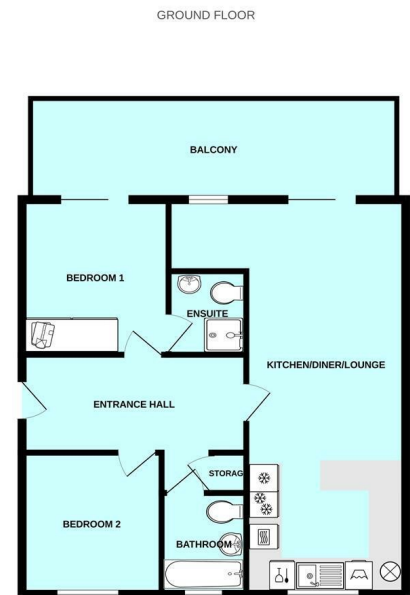
The ground rent is £250 per annum, paid twice a year.

The service charge is £1404.16 which can be paid either twice yearly or monthly.

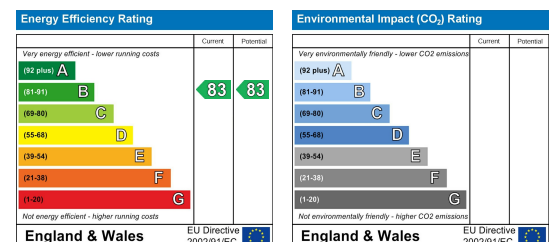
## Area Map



## Floor Plans



## Energy Efficiency Graph



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