



84 Causeway View, Hooe, Plymouth, PL9 9FP

Price £325,000



Enjoy splendid estuary views and luxurious living in this beautifully presented two-bedroom apartment, offered with no onward chain and situated in a prime waterside location.

Step inside to discover a bright and inviting open-plan lounge/diner and kitchen, designed for modern living and entertaining. The contemporary fitted kitchen boasts integrated appliances, ensuring a seamless and stylish culinary experience.

This exquisite apartment features two spacious double bedrooms, providing comfortable retreats. The master bedroom benefits from a chic en-suite, offering privacy and convenience, while a further well-appointed bathroom serves the second bedroom and guests.

One of the true highlights of this apartment is the large, private balcony, providing a perfect outdoor space to relax and soak in the spectacular, panoramic estuary views. A dedicated allocated parking space adds further convenience.

Located in the desirable PL9 9FP area, this property offers a fantastic opportunity for waterside living, combining comfort, style, and breathtaking scenery.

There is a wide array of amenities situated close by which include the picturesque coastline of Mount Batten, Jennycliff and Bovisand Beaches and easy access to the South West coastal footpath. There is a well-regarded primary school, general store/newsagent, and numerous restaurants and public houses. Regular transport links provide access to Plymouth and the vibrant City Centre of Plymouth. Mount Batten offers a water taxi service providing access to the historic Barbican waterfront. Further recreational facilities include Fort Stamford, Staddon Heights Golf Course and the Mount Batten Water Sports Centre.

LEASE INFORMATION

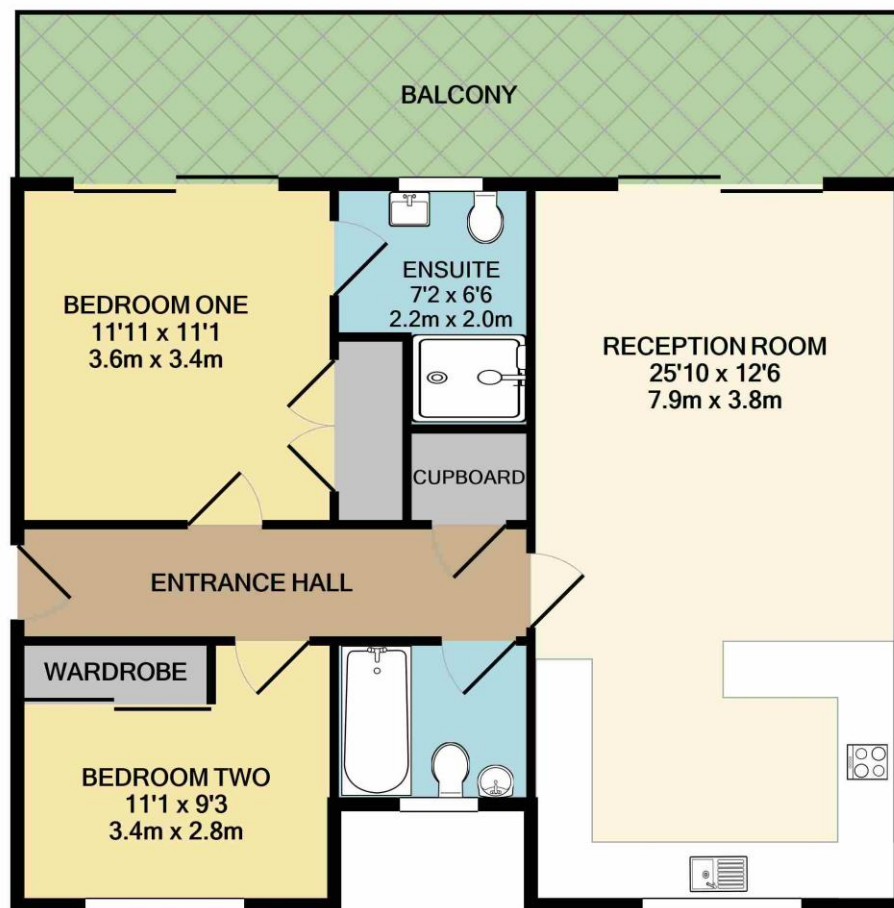
We understand the apartment is held on Lease with 115 years remaining and subject to a service charge of approximately £1,987.82 per year and an annual ground rent of approximately £250. The above information is provided in good faith although we would recommend that prospective purchasers consult their own solicitor for formal verification.

The development is run by a management company the details of which should be confirmed by your solicitor.

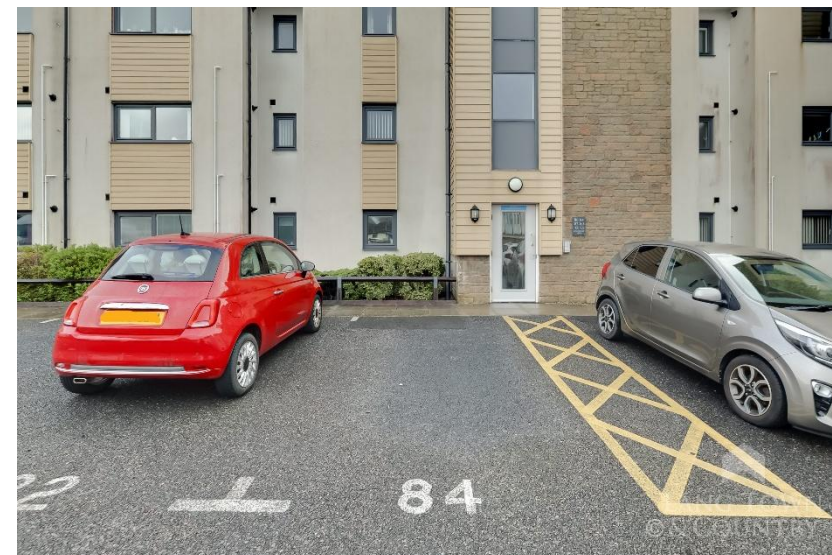


To view this property call Lang Town & Country Estate Agents on **01752 456000**





TOTAL APPROX. FLOOR AREA 754 SQ.FT. (70.1 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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