Julian Marks
ESTATE AGENTS
PEOPLE, PASSION AND SERVICE



64 Causeway View

Hooe, Plymouth, PL9 9FP

£325,000

2 | 2 | 1 | C

A rare opportunity to acquire this beautifully-presented purpose-built first floor apartment in an amazing position enjoying a full-width balcony with views over Hooe Lake sweeping around to the Cattewater towards Plymouth. There are also views towards Burrow Hill. The accommodation briefly comprises an open-plan living room & kitchen, 2 double bedrooms, family bathroom and master ensuite shower room. The apartment has double-glazing, central heating and an allocated parking space.





CAUSEWAY VIEW, HOOE, PL9 9FP

ACCOMMODATION
Front door opening into the hallway.

HALLWAY 17'6 x 3'11 (5.33m x 1.19m)
Providing access to the accommodation. Recessed cupboard with shelving, power and currently housing a freezer and tumble-dryer. Built-in cloak cupboard with hanging rails and shelving. Inset ceiling spotlights.

OPEN--PLAN LIVING ROOM & KITCHEN 25'10 x 12'7 (7.87m x 3.84m)
A superb dual aspect room with a window to the rear elevation and sliding double-glazed patio doors to the front, opening onto the balcony. Ample space for seating and dining. Modern kitchen cabinets with matching fascias, work surfaces and splash-backs. Breakfast bar. Inset one-&-a-half bowl single drainer sink unit. Built-in double oven and grill. Separate AEG induction hob with a splash-back and a cooker hood above. Integral dishwasher. Integral washing machine. Integral fridge-freezer. Wall-mounted Ideal gas boiler, concealed by a matching cabinet. Inset ceiling spotlights.

BALCONY 31' x 6' approximately (9.45m x 1.83m approximately)
Composite decking running the full-width of the property. Stainless-steel and glass balustrade. Incredible panoramic marine views.

BEDROOM ONE 13'4 to wardrobe rear x 11'11 (4.06m to wardrobe rear x 3.63m)
A spacious double bedroom with sliding double-glazed doors opening onto the balcony. Fabulous panoramic views. Built-in wardrobes. Inset ceiling spotlights. Doorway opening to the ensuite shower room.

ENSUITE SHOWER ROOM 7'3 x 6' (2.21m x 1.83m)
Comprising an enclosed tiled double-sized shower with a shower system and sliding glass door, basin with a cupboard beneath and a wc. Chrome towel rail/radiator. Mirrored cabinet. Partly-tiled walls. Inset ceiling spotlights. Obscured window.

BEDROOM TWO 11'1 x 9'4 (3.38m x 2.84m)
Window with fitted blind. Inset ceiling spotlights.

FAMILY BATHROOM 6'1 x 5'6 (1.85m x 1.68m)
Comprising a bath with a shower over and a shower screen, basin with cabinet beneath and wc. Chrome towel rail/radiator. Partly-tiled walls, fully-tiled around the bath and shower. Inset ceiling spotlights. Obscured window with a fitted blind.

OUTSIDE
Allocated parking space. Balcony.

COUNCIL TAX
Plymouth City Council
Council tax band D

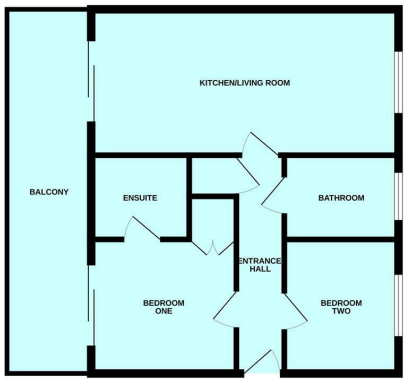
AGENT'S NOTE
The property is leasehold with 115 years remaining on a 125 year lease, starting from December 2016. The annual service charge is approximately £1600 and the ground rent is £250 per year. There is also a landscape service charge of £350 per year, paid either 6-monthly or yearly.

Area Map

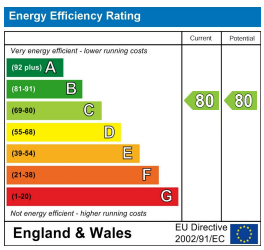


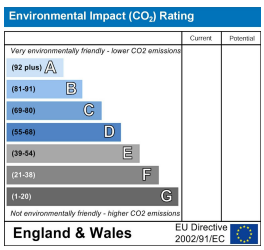
Floor Plans

GROUND 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

2 The Broadway, Plymstock, Plymouth, Devon, PL9 7AW
Tel: 01752 401128 | Email: enquiries@julianmarks.co.uk | www.julianmarks.co.uk