



92 Causeway View, Hooe Price OIEO £250,000 Leasehold

This beautifully presented first floor apartment is located offering awesome lake view and easy access to amenities, bus links and coastal paths for those lovely Sunday strolls. The highly regarded development is renowned for being finished to a high standard and this building offers access to the first floor either via the lift or stairs. You enter this stunning apartment into a welcoming entrance hallway which offers plenty of room to greet guests and offers an insight to how immaculate this home really is. There is a lovely open plan living/kitchen/diner which is a perfect entertaining space allowing friends and family to remain interactive whether in the kitchen cooking or sat watching some tv. There are sliding patio doors that offer access out onto a substantial covered balcony and from here you could easily lost track of time with a stunning waterside view with boats bobbing in the background. There are two tastefully presented double rooms with the master boasting a luxurious ensuite and again access out onto the balcony. There is a fresh family bathroom and airing cupboard. Outside there is an allocated parking space along with further parking available for visitors on road. This apartment has to be internally viewed to appreciate its condition and outlook however a virtual is available upon request.

0.95%

Min Fee £1200
INCLUDING
VAT

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Ground Floor

Building Entrance

You enter this attractive property into a substantial hallway offering access to the first floor either via the lift or stairs. This area is really tidy and clean making for fantastic first impressions for how well the building is maintained.

First Floor

Apartment Entrance

You enter this sizeable apartment into a spacious entrance offering plenty of room to welcome in friends and family and the clean lines and neutral decor really do enhance this space. There is access into both bedrooms, bathroom, airing cupboard and living space. The airing cupboard currently houses the owners tumble dryer and provides fantastic storage.

Open Plan Living/Kitchen/Diner

25'11" (7.9m) x 10'6" (3.2m)

This is a really impressive space and would be a welcome area to enjoy entertaining in or simply a quiet read or cup of tea taking in the stunning view. The room offers generous proportions and neutral

decor enabling an easy move in. There are sliding patio doors that offer a seamless flow out onto the balcony making it another usable reception space come rain or shine. The kitchen area is stunning and offers plenty of work top and storage space along with an integrated sink with drainer, induction hob, extractor, double oven, dishwasher, washing machine and fridge/freezer. There is a breakfast bar which is ideal for a quick bite to eat or remaining interactive with the chef whilst he or she whizzes up a culinary delight in the kitchen. The boiler is nicely tucked away in the corner of the room and is approximately four years old. There is spot lighting.

Bedroom One

12'9" (3.89m) Max x 9'8" (2.95m)

The master bedroom is an opulent space offering great proportions and stylish decor. There is a fitted wardrobe, access into the ensuite and a set of sliding patio doors offer access out onto the balcony making it easy to enjoy an alfresco breakfast.

Ensuite

This is a lovely addition and look brand new having been so well maintained. There is a shower enclosure with a Mira shower. There is a low level



wc and a wash hand basin which is inset into a handy vanity unit. There is a spotlight, shaver point, extractor and towel radiator for getting those towels toasty on a cold winters morning.

Bedroom Two

9'4" (2.84m) x 9'3" (2.82m)

The second bedroom lends itself perfectly for a guest room, or home office or a combination of the two. It is flooded with light from the south elevation and offers neutral decor for a seamless move in.

Bathroom

The bathroom is a contemporary space and offers a lovely retreat to indulge in a long hot soak. There is a white bath with a mixer shower over with a screen. There is a white low level wc and a wash hand basin. There is a towel radiator, shaver point, extractor and spotlighting.

Balcony

27'5" (8.36m) x 6'10" (2.08m)

This expansive space is so lovely and offers a pleasant outlook out over the water with boats bobbing up and down. This is a pleasant area to enjoy whether having an alfresco summer lunch or a winters morning coffee.

Outside

To the front of the property is the allocated parking space and the communal bin store which can be found opposite.

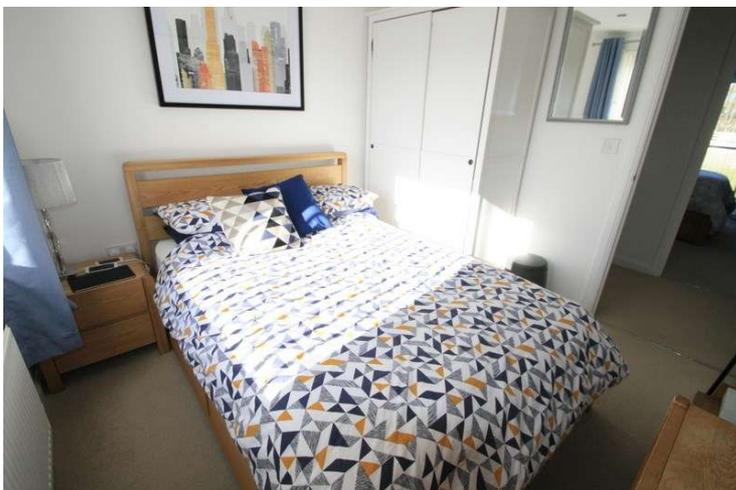
Notes

There are 96 remaining on the lease

There are 6 years remaining on the NHBC warranty

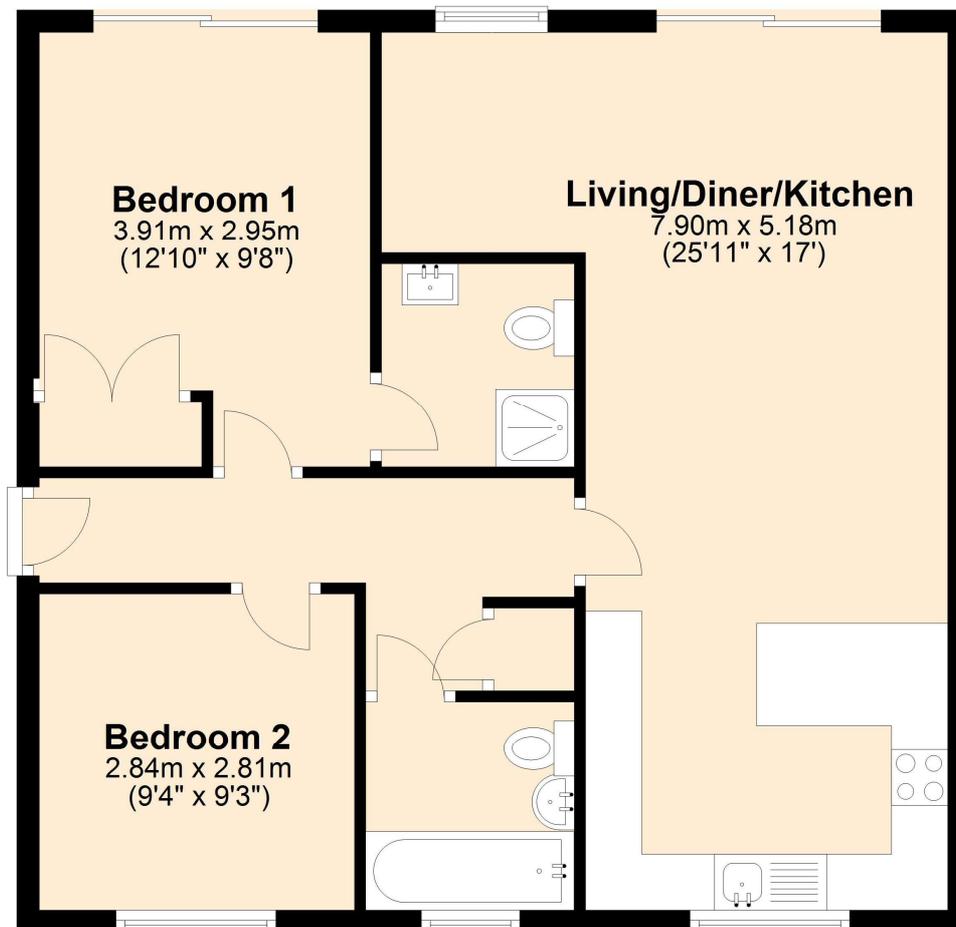
There is a service charge half yearly of £695

There is a ground rent charge half yearly of £125



First Floor

Approx. 49.5 sq. metres (533.3 sq. feet)



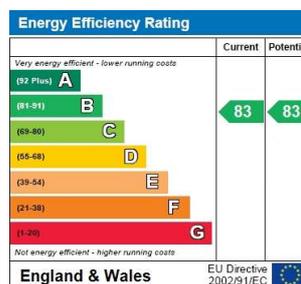
Total area: approx. 49.5 sq. metres (533.3 sq. feet)

Directions

Please contact the office for directions

Viewing Arrangements

Viewing strictly by appointment through the agent. Please respect the occupier's privacy and do not make an approach by knocking on the door.



Please Note The Following

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact us and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements, these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services, please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

To ensure the purchase of your property moves ahead as quickly as possible we may refer the conveyancing work for you, and/or the vendor, if required to a conveyancing firm.

We may also refer you to a financial advisor if so required. A commission may be paid to the agent by a 3rd party for this.

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