



## South Embankment, Dartmouth

£260,000 *Leasehold*



Enjoy Dartmouth to the full, whether it's a holiday home or your own retreat from it all. Because here is a flat right in the centre of things. Looking out across the Dart towards the sea. With your own private balcony. Beautiful. And practical too as you have your own parking space too. Within, a refurbished apartment cleverly designed to give you a private bedroom, bathroom, refitted kitchen and a generous reception space.

### LOCATION

The flat is on the 2nd floor (there is 1 floor above). The main hallway



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The flat is on the 2nd floor (there is 1 floor above). The main hallway where you will find the stairs and the lift. There is a small entrance vestibule for the flat before the open plan living area. On the left is the refitted kitchen with an L shape of fitted units with tiled splash-backs. Features include: inset sink, integrated induction hob with filter extractor above, single oven, fridge and dishwasher. Moving towards the front is a dining area and then the seating area by the double glazed picture windows that look out across the Dart. Here too is a double glazed door opening onto the balcony. This runs the width of the property. A frosted glazed sliding door opens into the bedroom and allows in light. Back near the entrance is the Bathroom. Again updated, with a white suite, a WC, vanity wash basin and a bath with an Aqualisa shower above in a tiled surround.

Some More Detail.

Heating is all electric with panel heaters in the bedroom and sitting room along with a heated towel rail in the bathroom. The external windows are double glazed.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		82 B
55-68	D	69 C	
39-54	E		
21-38	F		
1-20	G		

There is an allocated parking space to the rear of the building accessed via Raleigh Slip.

Room Sizes.

Open Living Area: 24'3 x 16'5 max/7'2 min.

Bedroom: 10' x 8'5

Bathroom: 6'10 x 6'9.

**TENURE:** Leasehold. Holiday letting is not permitted.

**POSTCODE:** TQ6 9BQ

**COUNCIL TAX BAND:** C



## MATERIAL INFO

For more information, scan the QR code or visit the link below

**Tenure:** Leasehold

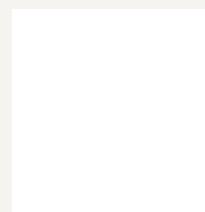
**Term:** 53 year and 0 months

**Service Charge:** £1593 per annum

**Ground Rent:** £ 50 Annually (subject to increase)

**Council Tax Band:** C

**EPC rating:** C



<https://www.winkworth.co.uk/sale/property/DRT250124>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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