



OXFORD STREET, DARTMOUTH
£279,000 LEASEHOLD

PLENTY OF STORAGE FOR SAILS, BIKES OR PRAMS. 1 MINUTES' WALK TO RIVER.

Dartmouth | 01803 832288 | dartmouth@winkworth.co.uk

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DESCRIPTION: A beautifully presented two bedroomed apartment close to the South Embankment and River Dart.

DIRECTIONS: From our Winkworth Dartmouth Office in Market Street turn left and walk towards Duke Street. Turn left into Duke Street then take the first turning right, walking past the Royal Castle Hotel. (The Boat Float will be on your left). Carry on walking straight ahead through Fairfax Place and on to Lower Street towards Bayard's Cove. Turn left into Oxford Street. Newcomen Court will be the first on your left.

DESCRIPTION: Beautifully presented 2-bedroom apartment, centrally located for an easy stroll to all the Dartmouth amenities. This could possibly be a long term investment, or a Bachelorette Pad, Batchelor Pad or Holiday Let to add to your property portfolio? The finish on this apartment is of a high standard and it is ready to go as a holiday let if required.

- - Minutes' walk to Bayards Cove
- - Bright and sunny
- - Open plan living
- - 2 bedrooms
- - Very useful store room
- - Ready to move in to
- - Presented so it could be let immediately

Owners Comments - We have owned Sunnyhaven (Flat 3 Newcomen Court) for over 10 years. It has been a successful

holiday let and our bolthole over that time and was especially useful when we were renovating our current home here in Dartmouth. It is a comfortable south facing, bright and warm flat, which we've always found easy and cheap to heat and maintain, even through the winter. We fitted our new bathroom 3 years ago, improving the property significantly. Unusually, it has a large ground floor storeroom, which has been wonderful for secure storage of boating and other sports equipment, bikes and pushchairs. From September to April parking is available nearby in many deregulated spaces. We love Sunnyhaven's position so much we have permanently settled nearby. Being on the second floor it is quiet, yet so close to the buzz that is central Dartmouth. It is just yards from the river, pubs, restaurants and local shops.

POSTCODE: TQ6 9AY

COUNCIL TAX BAND: B

EPC RATING: C

LEASE: 999 years from 29th September 1980.

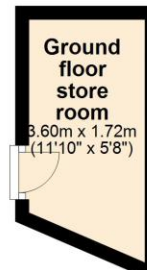
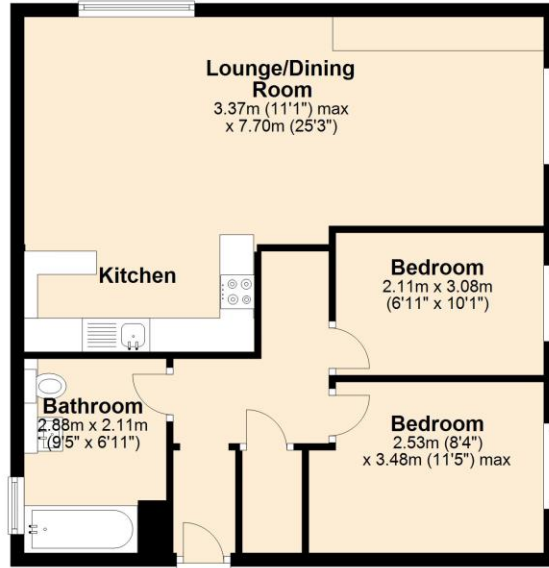
Each owner has a part share of the Freehold of the Building and is responsible for a part share of the communal area maintenance and windows.

No pets other than by arrangement with Newcomen House Ltd (the management company)

BROADBAND SPEED: 60Mbps



Second Floor



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Less energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		73	81
EU Directive 2002/91/EC			

Tenure: Leasehold
Term: Expires - 12/09/2979
Service Charge: £1800 per annum
Ground Rent: £ 0
Council Tax Band: B

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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