



Lower Street, Dartmouth

£175,000 *Leasehold*



A fantastic lock up and leave, second floor town centre apartment.

#### KEY FEATURES

- Living/Dining Room.
- Kitchen. Bathroom.
- Double Bedroom
- Single Bedroom.
- Chain Free
- Furniture included



Dartmouth

01803 832288 | [dartmouth@winkworth.co.uk](mailto:dartmouth@winkworth.co.uk)

Winkworth

for every step...



**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. The property will be on your left, just after Andria's Restaurant.

**DESCRIPTION:** Apartment 2 is a very nicely presented two bedroom apartment situated in the heart of Dartmouth. Conveniently located within easy walking distance to all of the town's amenities and the River Dart, the property is being sold chain free and furnished.

**THE ACCOMMODATION COMPRISES:** Communal front door opens into an entrance hall with stairs rising to the second floor.

**LIVING ROOM/DINING ROOM:** A cosy room with character features including picture rail, period doors and a lovely bay window seat which overlooks the front of the building.

**KITCHEN:** A good range of floor and wall units with solid oak worktops and upstands, bevelled white subway style wall tiles, ceramic inset sink, electric oven, hob and recirculating cooker hood.

**BATHROOM:** Matching white Victorian style sanitary ware and taps comprising pedestal sink, bath, toilet, and a Mira Sport electric shower.

**BEDROOM 2:** Suitable either as a child's room with a single bed or bunk beds, storeroom or dressing room. Additional cupboard housing the hot water cylinder.

**PRIINCIPAL BEDROOM:** With nice features such as Triple pain double glazed window overlooking the front of the building and picture rails. All external windows are double glazed.

**SERVICES:** No gas supply appears to be connected. Domestic hot water supplied by immersion heater / hot water cylinder. Heating via two Princess 'smart' infrared panel heaters.

**COUNCIL TAX BAND: A**

**EPC RATING: D**

**POSTCODE: TQ6 9AJ**

**LEASE:** The remainder of a 999 year lease from March 1983.

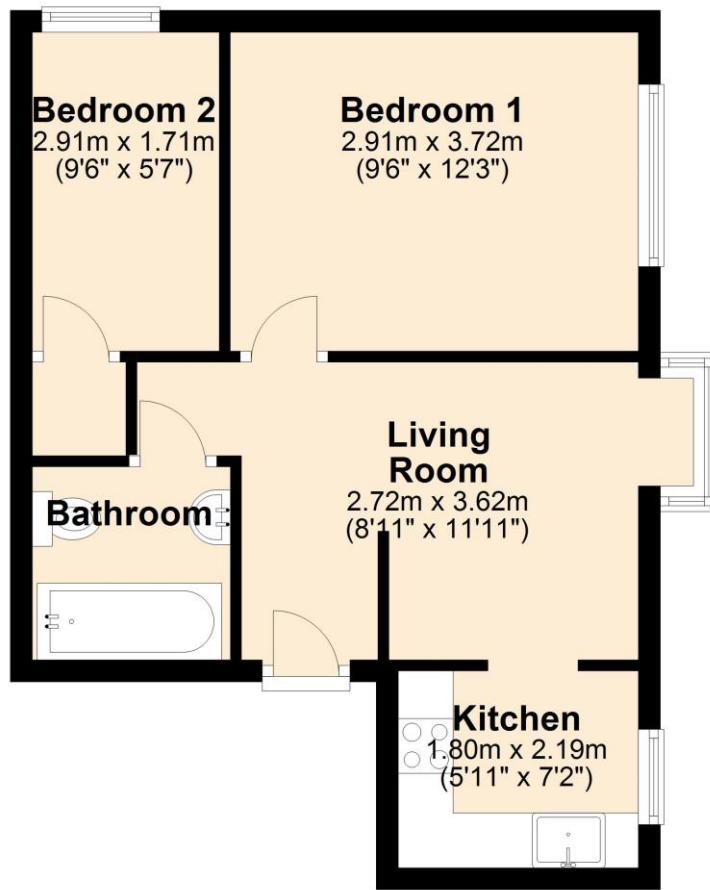
**SERVICE CHARGE:** £1000 per annum to include insurance and electricity for common areas.

**GROUND RENT:** £25.00 per annum

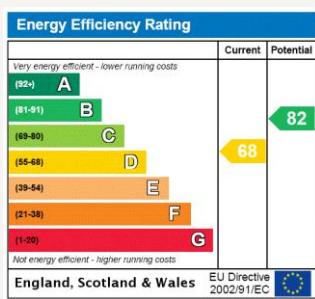
**NO PETS**



## Second Floor



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



<https://www.winkworth.co.uk/sale/property/DRT220118>

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.

**Dartmouth**

01803 832288 | [dartmouth@winkworth.co.uk](mailto:dartmouth@winkworth.co.uk)

**Winkworth**

for every step...