

SOUTH EMBANKMENT, DARTMOUTH  
**£175,000 LEASEHOLD**

## A TWO BEDROOM TOP FLOOR APARTMENT WITH LIFT ACCESS AND RIVER VIEWS

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

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**DIRECTIONS:** From the office turn left onto Duke Street. Walk around the Boatfloat onto South Embankment where the property will be found on the right-hand side.

**DESCRIPTION:** 19 Raleigh Court is a superb water side apartment in one of the most iconic buildings on the South Embankment. Watch the river boats and ferries embark and disembark from right in front of the building.

The building has recently undergone an extensive program of refurbishment works and the apartment is freshly redecorated ready for new ownership.

**THE ACCOMMODATION COMPRISES:**

**APARTMENT ENTRANCE.**

The front door opens into the hallway with airing cupboard housing the hot water cylinder and access to the loft.

**PRINCIPAL BEDROOM:** A large room with a sash double glazed window enjoying a superb view of the harbour and Kingswear beyond. With two double mirrored wardrobes and exposed beams.

**LIVING / DINING ROOM:** A spacious and light room with a high ceiling, exposed beams and inset shelving.

A double-glazed sash window provides a fantastic view of the harbour, Dartmouth castle, Lower Ferry and the pretty village of Kingswear across the river.

**BEDROOM TWO:** A generous room with a single built-in wardrobe and views across the town.

**KITCHEN:** Fitted with modern shaker style wall and floor draws and units with an electric cooker, space for fridge freezer and washing machine.

**BATHROOM:** With a white suite comprising of a toilet, sink and bath with a Mira Jump electric shower. Fully tiled walls and laid with laminate flooring.

**SERVICES:** Mains electric and water connected, there is no gas supply. Heating via electric heaters. All windows are double glazed.

**AGENTS NOTE:** Holiday letting is not permitted.

This property is chain free.

**LEASE:** Approx 143 years remaining

**GROUND RENT:** £60.00 per annum.

**COUNCIL TAX BAND:** D

**EPC RATING:** D

**POSTCODE:** TQ6 9BQ

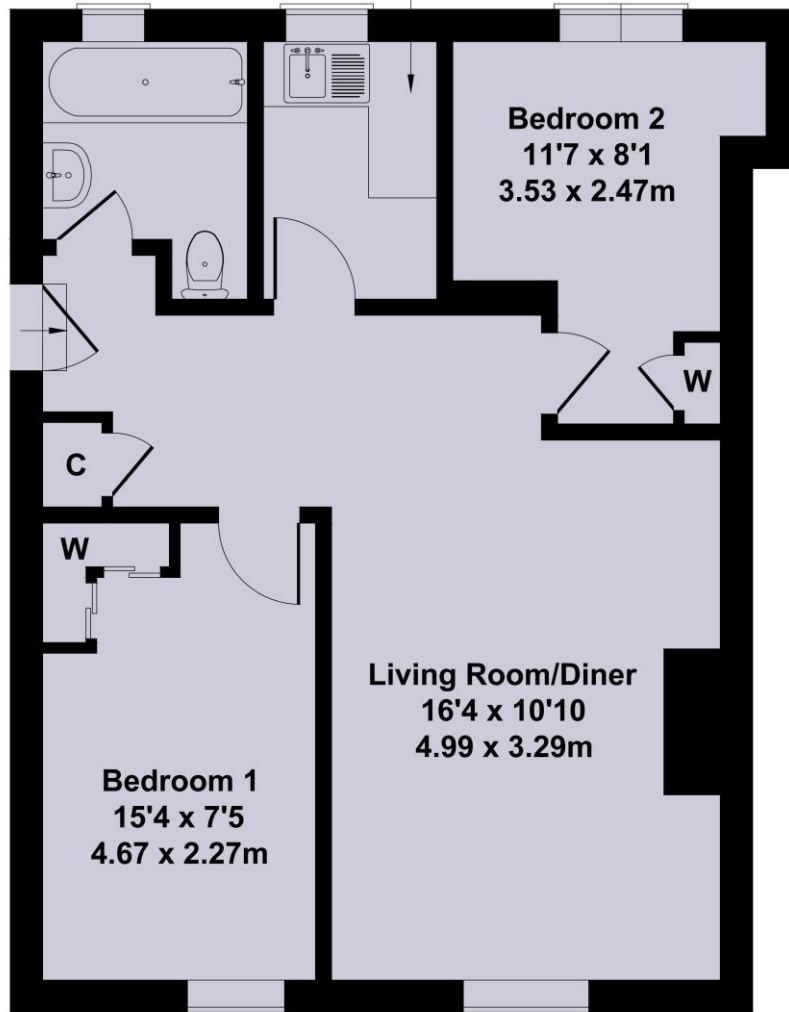




# 19 Raleigh Ct

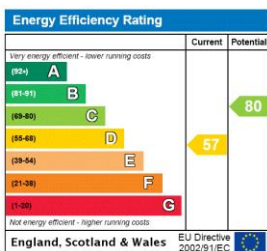
Approximate Gross Internal Area  
592 sq ft - 55 sq m

Kitchen  
7'10 x 5'2  
2.38 x 1.57m



Not to Scale. Produced by The Plan Portal 2023  
For Illustrative Purposes Only.

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.



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