

SHOWS THE FRONT OF THE BUILDING



Mayors Avenue, Dartmouth

£429,000 *Leasehold*



A well presented, centrally located two bedroomed apartment.

KEY FEATURES

- Entrance Hall. Two Bedrooms.
- Ensuite. Family Bathroom.
- Open Plan Kitchen/Dining/Sitting Room.
- Patio.
- Garage Parking.

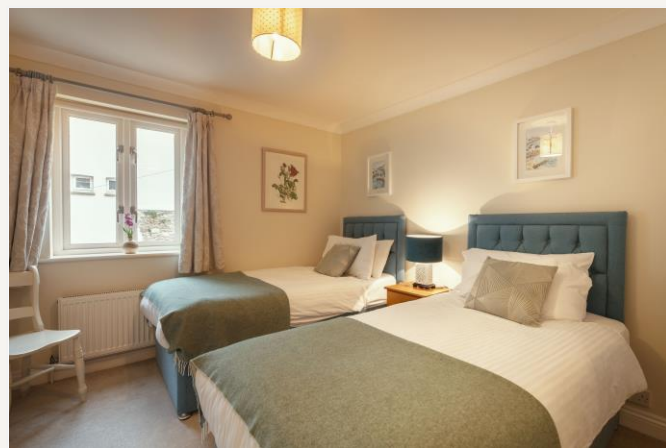


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DIRECTIONS: From Market Square turn left into Victoria Road and on through Duke Street. Turn left on to Mayors Avenue, Dartmouth House is approximately 300 yards along, past Marks and Spencer and opposite the Mayors Avenue car park.

DESCRIPTION: A spacious two-bedroom apartment, in excellent condition located on the ground floor, with its own private parking space in the underground garage (with lift access). Just minutes from Marks and Spencer, Royal Avenue Gardens, Flavel Centre, Dartmouth Market, River Dart, and other local amenities.

THE ACCOMMODATION COMPRISES:

ENTRANCE HALL - Spacious entrance hall, with double cloaks cupboard.

KITCHEN – A recently updated open plan kitchen with plenty of cupboard space. Electric oven and hob, dishwasher, fridge/freezer and combined washing machine/drier.

SITTING/DINING ROOM - This elegant room is spacious, with French doors that open on to the private patio sun trap.

BEDROOM 1: - A well-proportioned bedroom with fitted wardrobes and a double aspect. The modern ensuite has a W.C., vanity basin, walk-in shower and heated towel rail.

BEDROOM 2 - This is another generous sized bedroom with fitted wardrobes.

FAMILY BATHROOM - Recently renovated to the highest standard. Generous sized bath with overhead shower, vanity basin and heated towel rail.

GARAGE – The private car park is located underground with pedestrian and lift access to Apartment 2.

OUTSIDE - The private patio and terraced garden is accessed through French Doors from the sitting room. The perfect place for coffee, sundowners or alfresco dining.

HEATING: Gas central heating with a new boiler and 'Hive' smart thermostatic controls.

POSTCODE: TQ6 9PX

CURRENTLY BUSINESS RATED: - Current rateable value £2550.00

SERVICES – Water, gas and electricity. Fast fibre optic broadband.

OWNERS COMMENTS: We absolutely love the location - it is so convenient to be able to walk everywhere in Dartmouth, and to have so many lovely shops and restaurants close by. When we bought it a few years ago it was looking a little tired, but we saw its potential immediately. We spent a considerable amount of time and money refurbishing it, making it a modern, stylish and comfortable holiday home. We have loved owning the flat and having a base in Dartmouth, and will be very sad to part with it.

MATERIAL INFO

Tenure: Leasehold

Term: 971 years and 11 months

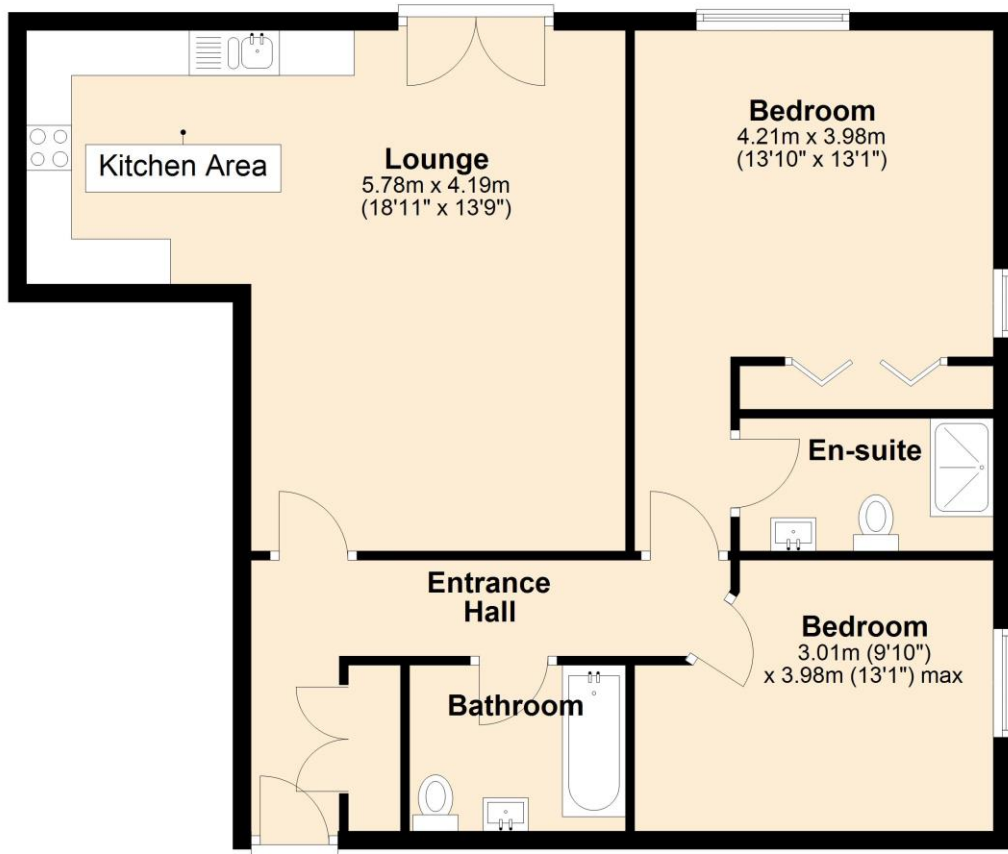
Service Charge: £3130.38 per annum

Council Tax Band: Currently Business rated

EPC rating: C

Ground Floor

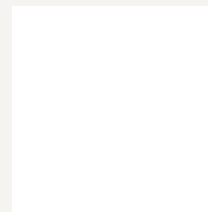
Approx. 80.1 sq. metres (862.3 sq. feet)



Total area: approx. 80.1 sq. metres (862.3 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



<https://www.winkworth.co.uk/sale/property/DRT250109>

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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