



Penthouse, De Courcey House Flavel Street
Dartmouth
£649,500

Freeborns
ESTATE AGENTS

Penthouse, De Courcey House Flavel Street, Dartmouth, TQ6 9NE

** OPEN HOUSE 04/04/2024 FROM 11-3**

Winner of Devon Building Control Gold Award For Best Development of Flats 2020. A modern 2-bedroom apartment located in the very heart of Dartmouth. Adjacent to the renowned Flavel Arts Centre which is the cultural centre of Dartmouth, with an active community throughout the year. A few steps away from the River Dart and the town centre, there are a good range of shops including M&S. Ideal for those considering either a holiday or permanent home close to all local amenities.

THE ACCOMMODATION COMPRISES: (ALL MEASUREMENTS APPROX)

PRIVATE DOOR AND STAIRCASE UP TO LANDING

Utility area situated behind sliding doors with under counter washing machine and tumble dryer, storage cupboard, stainless steel sink and drainer with mixer tap and Vaillant combination gas boiler which provides domestic hot water and central heating.

ENTRANCE HALL

Video Entry System and area for desk with picture lights

OPEN PLAN KITCHEN/LIVING/DINING AREA

An impressive light and airy room with full apex height windows, bifold doors with Juliet balcony and a view over Dartmouth and of the River Dart, Velux skylight, spacious eaves storage cupboard, 3 x radiators, hard wearing laminate flooring, JB Kind solid wood doors, LED lighting and high ceilings The kitchen comprises of modern high-gloss base units with Silestone worktop over, integrated Bosch electric oven with hob and extractor over, integrated Bosch microwave, integrated under-counter fridge and freezer, integrated dishwasher.

MASTER BEDROOM

Full apex height windows with bifold doors with Juliet balcony, integrated headboard with lights, built-in wardrobe with sliding doors, 2 x radiators, LED ceiling lights, carpets in all bedrooms are fully fitted.



ENSUITE

Contemporary Porcelanosa fully tiled shower-room comprising Duravit WC, Duravit vanity unit with storage drawer and night light, spacious walk-in mains pressure Hansgrohe Rainhead shower with hand shower. Ladder style heated towel rail, illuminated vanity mirror, Velux skylight, extractor fan, LED ceiling lights and underfloor heating.

BEDROOM 2

Triple glazed high-performance aluminium window to rear with Micro Intru blinds and roof top views of Dartmouth, radiator, built in wardrobe and storage shelves, LED ceiling lights, carpets in all bedrooms are fully fitted.

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OUTSIDE

The property comes with parking for one vehicle in an undercover parking area along with outside enclosed communal bin storage and secure locker.

TENURE

Leasehold 999 years.

No Pets are allowed

SERVICE CHARGE

Approx £1800 per annum to include a Sinking Fund.
Ground Rent is £325 per annum.

EPC RATING B

CONSUMER PROTECTION FROM UNFAIR TRADING

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regards to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.



