



**3 Mayflower Court North Embankment**  
Dartmouth  
£305,000

*Freeborns*  
ESTATE AGENTS

Discover an exceptional lifestyle in this well maintained two-bedroom penthouse apartment, nestled along the desirable North Embankment. This property boasts a prime location with easy access to the town and offers captivating vistas of the River Dart and Kingswear. With the added convenience of a private parking space and the absence of an onward chain, this property promises an effortless transition to your new home or investment opportunity.





# 3 Mayflower Court North Embankment, Dartmouth, TQ6 9NJ

## THE ACCOMMODATION COMPRISES:

(ALL MEASUREMENTS APPROX)

### COMMUNAL ENTRANCE HALL AND STAIRS RISE TO:-

#### LOUNGE / DINING ROOM

Feature electric fireplace, laminate flooring, large picture window with River Dart views.

#### BEDROOM ONE

Window to rear with views of Britannia Royal Naval College.

#### KITCHEN

A range of base and eye level units with worktop over. Electric oven with hob over, 1 1/2 sink and drainer with mixer tap, space for washing machine, space for fridge freezer, window and door to rear.

#### BATHROOM

Low level WC, wash hand basin with storage under, panelled bat, walk in shower cubicle, chrome ladder style heated towel rail, airing cupboard housing the pressurised hot water cylinder, tiled floor, part tiled walls, obscured window to rear.

#### BEDROOM TWO

Picture window to front with River Dart views.

#### OUTSIDE

To the rear and accessed from the kitchen is metal gantry with stairs leading down to the car park.

There is parking for 1 car.

#### BUSINESS RATES

Rateable Value: £2,550.

#### EPC RATING - E

#### TENURE

Freehold.

MAINTENANCE FUND £2,000 PA

#### 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.



Total floor area 68.7 m<sup>2</sup> (740 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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