



**45c Victoria Road**  
Dartmouth  
£260,000

*Freeborns*  
ESTATE AGENTS

Discover this enchanting location featuring two exquisite duplex apartments, available for individual purchase or as a combined investment opportunity. Each residence comes with the added convenience and security of private reserved parking.

The apartment is available fully furnished. All holiday let marketing and future booking can be transferred to new owners with the option of the existing owner continuing to manage the properties on their behalf at an agreed management fees. The owner has achieved a 40% profit margin over the last 4 years. Financial report available subject to a nondisclosure agreement.



# 45c Victoria Road, Dartmouth, TQ6 9RT

## THE ACCOMMODATION COMPRISES: (ALL MEASUREMENTS APPROX)

Description for 45c Victoria Rd.

### ENTRANCE HALL

Staircase to first floor, doors to:-

### SITTING ROOM/ DINING ROOM

Stair case to first floor, recessed storage cupboard, doors to:-

### KITCHEN

Double glazed sash window to rear, range of modern base and wall mounted units, solid wood worksurfaces, inset single drainer stainless steel sink, inset electric hob with built in double oven and grill under, space and plumbing for a washing machine, integrated fridge, solid wood breakfast bar, tiled splashback.

### SHOWER ROOM

Modern suite comprising of walk in shower electric shower, vanity unit with inset sink and designer tap, low level WC, part tiled walls.

### FIRST FLOOR LANDING

Interconnecting doors, doors to:-

### BEDROOM ONE

Doubled glazed window to front.

### BEDROOM TWO

Double glazed velux window to rear.

### OUTSIDE

Both properties benefit from a private parking space each to the back of the building.

### PLEASE NOTE

Both apartments are available fully furnished. All holiday let marketing and future booking can be transferred to new owners with the option of the existing owner continuing to manage the properties on their behalf at an agreed management fees.

In the last 4 financial years a turnover of £300,000 with the current owner achieving at least 40% profit margin. Financial report available subject to a nondisclosure agreement.

## SERVICE CHARGE + GROUND RENT

Payable quarterly approx £1043 per annum, per apartment.

## TENURE

Each apartment has a separate leasehold. 990 years remaining on lease lease.

## COUNCIL TAX BAND A

Amount payable approx. £1581 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.

### 45C & 47C, Victoria Road Dartmouth, TQ69RT

Approximate Gross Internal Area  
1518 sq ft - 141 sq m



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