



Flat 1 11 Lower Street
Dartmouth
Guide price £250,000

Freeborns
ESTATE AGENTS

A 2 bedroom 1st floor flat in Dartmouth Town Centre. The property benefits from gas fired central heating and has the considerable benefit of a balcony.



Flat 1 11 Lower Street, Dartmouth, Devon, TQ6 9AN

THE ACCOMMODATION COMPRISES:

(ALL MEASUREMENTS APPROX)

COMMUNAL STAIRCASE

RISES TO

FIRST FLOOR

FRONT DOOR TO ENTRANCE HALL

Storage cupboard, entrance phone, radiator.

BEDROOM 1

Non working feature fireplace, window to front, radiator.

BEDROOM 2

Built in storage cupboards, bay window to front, radiator.

LOUNGE

Radiator, double glazed patio doors to rear balcony.

KITCHEN

Modern high gloss base and eye level units with black granite effect worktop over, integrated stainless steel sink and drainer with mixer tap, integrated electric oven with hob and air re-circulator over, space for fridge, space and plumbing for washing machine, wall mounted combination gas boiler providing domestic hot water and central heating, extractor fan, window to rear.

SHOWER ROOM

Three piece suite comprising low level WC, pedestal wash hand basin, corner shower, extractor fan, radiator, obscured window to rear.

OUTSIDE

Balcony area with non slip plastic decking.

SERVICES

Electricity, gas, water and drainage are connected.

TENURE

New 999 year lease.

SERVICE CHARGE

the property will be liable for a 33.33% share of the overall external property maintenance and 50% of the maintenance of the communal areas. Each apartment is individually responsible for its own windows.

GROUND RENT

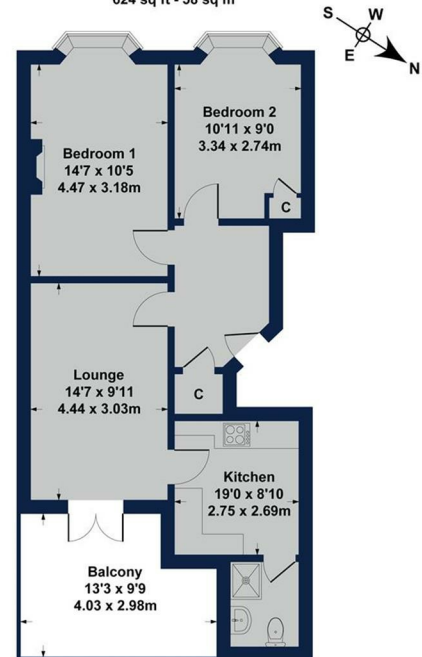
£0 per annum.

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.

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Approximate Gross Internal Area
624 sq ft - 58 sq m



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