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15 DYMOND COURT KINGDOM PLACE, SALTASH, PL12 4DH

PRICE GUIDE £375,000





RARELY AVAILABLE - A fantastic penthouse apartment with lift access in a prime position within this exclusive and prized residential setting, the apartment has a fine south easterly aspect with awe inspiring views across the tidal waters of the River Tamar with the parkland countryside of the Mount Edgecumbe Estate. About 1174 sq ft, Reception Hall, 19' Sitting/Dining Room, Kitchen, 17' Balcony, 3 Bedrooms (1 Ensuite), Contemporary Shower/WC, Laundry Room, Carport, Visitors Parking, Communal Gardens, Secure Gated Location.

TOWN CENTRE 500 YARDS, WATERFRONT 500 YARDS, RAILWAY STATION 150 YARDS, PLYMOUTH CITY CENTRE 6 MILES, WHITSAND BAY 12 MILES, EXETER 48 MILES

LOCATION

Dymond Court is an exclusive gated estate of just 23 apartments over three blocks, the development has a sunny aspect with fine views over the River Tamar from the apartments and the communal gardens.

Saltash has a wide range of shops, schools, a main line railway station and various other facilities including a sports and leisure centre and fascinating long water frontage to the River Tamar with a popular sailing club, gig rowing club, deep water moorings and excellent boat launching facilities including a public slipway. St Mellion International Golf Resort is within easy driving distance and The fabulous China Fleet Country Club with its 18 hole parkland like golf course, health and beauty spa and many other facilities lies just over 1 mile from the property. In addition to the extensive amenities in the town of Saltash itself, a Waitrose store lies on its northern outskirts and Plymouth is readily accessible via the A38 again providing wide ranging facilities including a ferryport with regular services to France and Northern Spain and main line railway station (Plymouth to London Paddington 3 hours).

In 2006 the Tamar Valley was given World Heritage Status, an extensive array of wildlife habitats can be found in the steep gorges, meandering rivers, ancient woodlands and wetlands and the area is home to a number of rare plants, animals and birds. The scenic and beautiful rolling countryside of this area and its mild climate are favoured by horticulturists.



DESCRIPTION

15 Dymond Court comprises a rarely available penthouse apartment in this sought after and secure gated development only a short walk from the town amenities and the beautiful waterfront areas. The apartment benefits from lift or stair access and will be found to be very well presented to a contemporary standard with a beautifully fitted kitchen and modern shower rooms, in addition there is full double glazing and mains gas central heating creating a warm and comfortable living environment.

The very spacious apartment has a fine aspect with the principal rooms each enjoying river views and a particular feature is the large balcony (about 68 sq ft) providing the perfect spot for al-fresco dining and vantage point from which to absorb the fabulous views.

The accommodation extends to about 1174 sq ft and briefly comprises - Spacious Reception Hall with ample cupboard/storage space off - 19' Triple Aspect Sitting/Dining Room with super river views and door to South Facing Balcony - folding doors to 11' Bespoke Kitchen - Laundry Room - Principal Bedroom with river views and French doors to Balcony and Ensuite Shower/WC - 2 Further Bedrooms again with river views - Modern Shower Room/WC.

OUTSIDE

Private Balcony 17' x 4'3". Remote control gated access leads into the parking area and communal gardens. The apartment benefits from an allocated carport parking space and there is also visitors parking.

The pretty communal gardens are well kept and well established with areas of lawn and colourful flower and shrub beds.

TENURE

The apartment is held Leasehold (Share of Freehold) with 23 apartments in three blocks. The lease is 999 years from 2003 (977 years unexpired). Service charge for 2025 is £3421.80 run by Dymond Court Management Limited, managed by Plymouth Block management. The service charge includes common parts, lifts, and reserve funds. The lease states that the apartment should be used as a single private residential flat and does not allow for pets or holiday letting.



EPC RATING - B, COUNCIL TAX BAND - D

SERVICES - Mains water, electricity, drainage and gas.

DIRECTIONS

Using Sat Nav - Postcode PL12 4DH



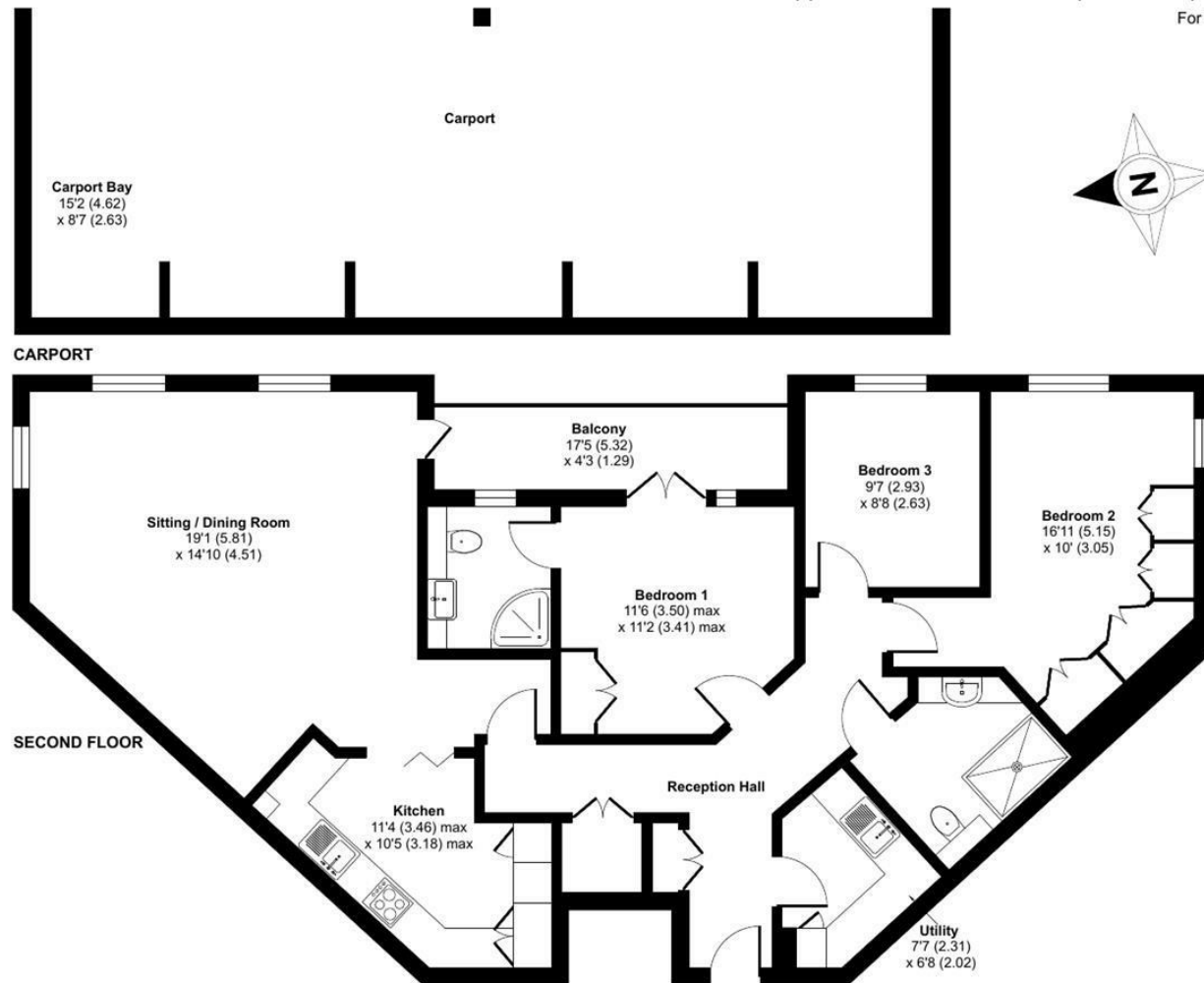




Kingdom Place, Saltash, PL12

Approximate Area = 1174 sq ft / 109 sq m (excludes carport)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Scott Parry Associates. REF: 1372189

These particulars should not be relied upon.