



**Apartment 3, Royal Dart, The Square, Kingswear,  
Dartmouth, Devon, TQ6 0AA**

**SOUTH HAMS'  
LEADING  
ESTATE AGENT**

**Marchand**  **Petit**  
ESTATE AGENTS







### Apartment 3, Royal Dart, The Square, Kingswear, Dartmouth, Devon, TQ6 0AA

An absolutely beautifully presented waterfront apartment with parking in an iconic Grade II Listed former hotel situated overlooking the River Dart with Dartmouth beyond.

This stunning property has wonderful period features and light spacious accommodation with a modern contemporary interior and makes a perfect lock up and leave home.

A communal entrance on the ground floor leads to the beautiful staircase and up to the apartment on the third floor. There is a welcoming entrance hall through to the stunning open plan living space with oak parquet flooring and a vaulted ceiling with exposed beams. Comprising of the sitting / dining area with feature wood burning stove and a stylish beautifully fitted and equipped kitchen with quartz work surfaces and a quartz island counter with a range of SMEG built in appliances.

There are two double bedrooms, the main bedroom has fitted wardrobes and a stylish en suite shower room. The second bedroom also has fitted wardrobes and there is a separate family bathroom. Finally there is a useful utility room.

On the ground floor there is a secure storage unit within a communal storage room, and a private allocated parking space in the adjacent car park.

Kingswear sits on the east bank of the River Dart opposite the historic port of Dartmouth and home to the Britannia Royal Naval College. The village is popular with the sailing community and offers excellent marina facilities, deep-water moorings, local shops and the Royal Dart Yacht Club. A seasonal steam train service operates to Torbay and the village is linked to Dartmouth by passenger and car ferry services operating continuously throughout the year. Churston Golf course and sandy beaches are within four miles.

#### KEY FEATURES

- Stylish Contemporary Apartment In A Period Grade II Listed Building
- 2 Bedrooms, 1 En Suite
- Pretty River Dart Village Location With Stunning Views
- Absolutely Beautiful Open Plan Living Space
- Private Allocated Parking
- Useful Secure Storage Area
- Mains Electricity, Water And Drainage.
- Electric Heating With Radiators And Underfloor Heating
- 999 year leasehold from 1st December 2019

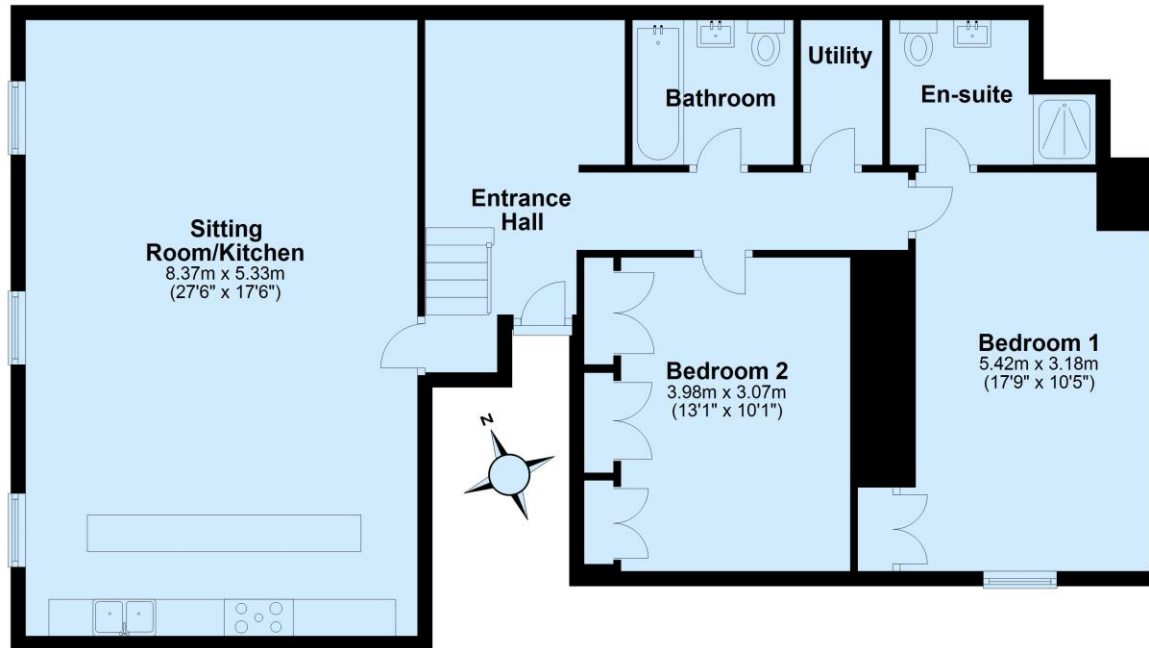
BEDS 2 | BATHS 2 | RECEPTS 1 | EPC N/A | COUNCIL TAX N/A | TENURE Leasehold

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### Apartment 3

Approx. 105.0 sq. metres (1130.1 sq. feet)



Total area: approx. 105.0 sq. metres (1130.1 sq. feet)



#### DIRECTIONS

From the Dartmouth office turn left and continue down Lower Street to the Lower Ferry. Take the Lower Ferry across to Kingswear. Once leaving the ferry heading in to Kingswear turn left as if heading down to the passenger ferry and the communal entrance door is on the left hand side.

#### IMPORTANT NOTICE

1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office.

**MONEY LAUNDERING REGULATIONS** - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

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