



**Flat 1B, Lee Court, North Embankment, Dartmouth,  
Devon, TQ6 9NL**

**SOUTH HAMS'  
LEADING  
ESTATE AGENT**

**Marchand Petit**  
ESTATE AGENTS







## Flat 1B, Lee Court, North Embankment, Dartmouth, Devon, TQ6 9NL

This is a light and spacious ground floor apartment in a wonderful central Dartmouth location within a few minutes' walk of the shops, restaurants and galleries to enjoy.

The apartment benefits from allocated parking together with a view of the River Dart from the sitting room.

The well presented accommodation all on one level comprises of a welcoming entrance hall with useful storage, a brand new stylish galley style kitchen with a comprehensive range of base and wall units providing plenty of storage, and with built in appliances. The sitting room has a lovely view of the river and there are two bedrooms (one an occasional bedroom off the sitting room) and a shower room. To the rear is the allocated parking space.

Dartmouth is a beautiful waterside town, particularly well known as a sailing centre with excellent facilities for yachtsmen and its famous annual Royal Regatta. The town provides a good range of shops, restaurants and galleries and is surrounded by stunning countryside and a short drive from some of the most beautiful beaches in the area. There are several excellent golf courses within easy reach and railway links to London Paddington can be made locally at Totnes, about 13 miles to the north. Access to the A38 Devon Expressway at Buckfastleigh is about 19 miles away.

### KEY FEATURES

- Spacious Ground Floor Apartment
- Well Presented Throughout
- Parking Space
- Level Central Position With River View
- New Kitchen
- 1/2 Bedrooms
- River Dart On The Doorstep
- 999 Year Leasehold From June 1974
- £2760 p.a. Service Charge
- Mains Electricity Water & Drainage
- Electric Heating

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

Marchand Petit, 1-3 Hauley Road, Dartmouth, Devon, TQ6 9AA Tel: 01803 839190  
[dartmouth@marchandpetit.co.uk](mailto:dartmouth@marchandpetit.co.uk) [www.marchandpetit.co.uk](http://www.marchandpetit.co.uk)





Total area: approx. 69.2 sq. metres (744.8 sq. feet)



#### DIRECTIONS

From our offices in Hauley Road turn right into Fairfax Place, continue along The Quay and Mayor's Avenue. Lee Court will be found on the left hand side shortly after the road merges with the North Embankment.

#### 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.

**SOUTH HAMS'  
LEADING  
ESTATE AGENT**

**Marchand Petit**  
ESTATE AGENTS