



Lower Gramercy Tower, Warfleet, Dartmouth

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A ground floor apartment, situated within a period building with **outstanding views** overlooking the River Dart, three bedrooms, a private garden, parking for one car, and a running mooring.

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### Summary of accommodation

**Ground Floor:** Entrance hall | Kitchen | Sitting room | Dining room  
Conservatory | Three double bedrooms | Three bath/shower rooms

**Outside:** Private garden area | Outside store | Communal path to waterfront steps leading to the water | Running mooring | Private parking for one vehicle

**Gross Internal Area** 170.6 sq m (1836.4 sq ft)

### Distances

Blackpool Sands Beach 3 miles, Totnes Train Station 12 miles  
A38 Devon Expressway (M5) 19 miles (All distances are approximate)

### Situation

Dartmouth is situated in the district known as the South Hams in South Devon. Most of the South Hams is listed as an Area of Outstanding Natural Beauty and is well known for its rugged coastline, sandy beaches, and glorious countryside. Dartmouth sits at the mouth of the River Dart, one of five estuaries to be found in the South Hams and is home to the Britannia Royal Naval College.



This pretty and popular waterside town offers an abundance of shops, boutiques, galleries, pubs and restaurants and benefits from a medical centre, a cinema, a library, two swimming pools, a leisure centre and two supermarkets. Throughout the year, the town hosts several fabulous events and festivals, including the Dartmouth Music Festival, The Port of Dartmouth Royal Regatta and Dartmouth Food Festival. The town's deep-water port attracts sailing vessels from all over the world and is one of the prettiest in Europe. Totnes (12 miles) offers a main line rail link to London Paddington in 2 hours 40 minutes and the A38 (19 miles), provides access to the cities of Plymouth, Exeter and the M5 beyond.

### The property

Gramercy Tower is a large castellated period building, which sits on the banks of the River Dart, and is a short stroll from the town centre. The building comprises four apartments, all of which are leasehold, but all four apartments own and share the freehold. Lower Gramercy Tower is being offered to the market for the first time in fifty years, having been a much-loved family home. The apartment is now in need of updating but offers spacious accommodation including a sitting room with two sets of double doors to the terrace and a woodburning stove in a fire surround.





The kitchen is fitted with a range of units and extends into the dining room, and also has a door leading to the terrace and a door into the sunroom. There is a double bedroom with an en suite bathroom, two further double bedrooms and two shower rooms.

## Gardens

Lower Gramercy Tower benefits from its own private access via a set of gated stone steps which lead to the front courtyard and front door. There is further garden access and the apartment benefits from its own garden and terrace, offering superb views of the River Dart. A communal pathway leads to the water's edge, where there are steps to the water and a private running mooring. There is a dedicated store/studio room which measures 15' x 10' and there is parking for one car.

## Services

All mains services are connected.



## Fixtures and fittings

All items usually known as owners' fixtures and fittings, whether mentioned or not in these sale particulars are excluded from the sale but may be available by separate negotiation. Such items include all fitted carpets, curtains, light fittings, domestic electrical items, garden equipment, statuary, and machinery.

## Viewing

Viewing is strictly by prior appointment with the agents Knight Frank.

## Directions (TQ6 9BZ)

Continue out of the town along South Town, towards Dartmouth Castle. Continue past Swannaton Road on the right, and as the road narrows and descends, Gramercy Tower will be found on the left-hand side. The parking for the apartment is the first space in the parking bay beyond Gramercy Tower.

**What3words:** replays.hiring.sushi

## Property information

**Tenure:** Leasehold and share of the Freehold

**Local Authority:** South Hams District Council: 01803 861234

**Council Tax:** Band F

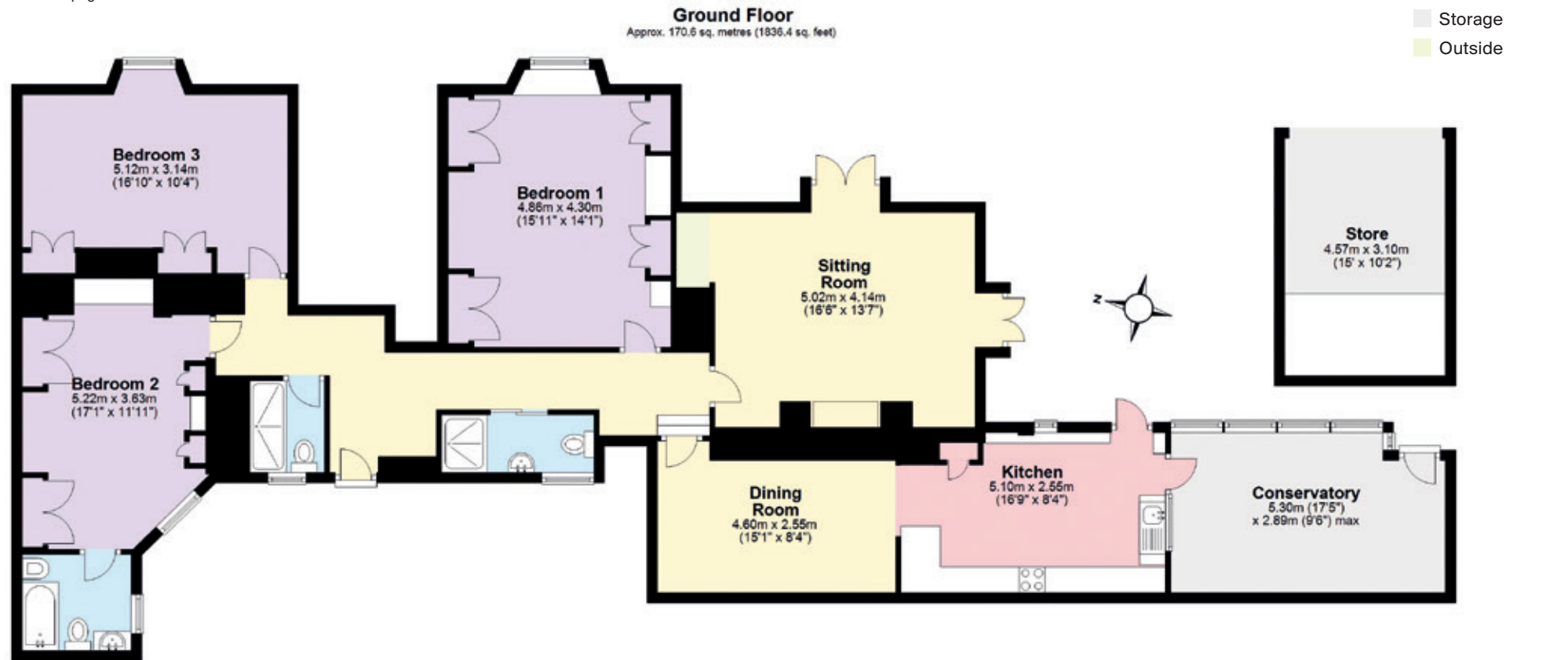
**EPC Rating:** C

**Guide Price:** £8,950,000

## Approximate Gross Internal Floor Area

170.6 sq m (1836.4 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated August 2024. Photographs and videos dated May 2024.

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