



Luscombe Maye  
Since 1873



## 4, Dart View House Baltic Way

Guide Price £415,000

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## DESCRIPTION

Luscombe Maye is delighted to bring to market this well presented two double bedroom first floor apartment, enjoying an enviable position overlooking the River Dart. The property is located on a highly sought after private road with access to stunning river and woodland walks to Sharpham/Ashprington to the South and a short stroll to Totnes town to the North. The property has a spacious open plan living/dining/kitchen with integrated fridge/freezer, washer/dryer and French doors to a balcony providing sunny outside space, two double bedrooms and a luxury bathroom suite. The property benefits from a garage and access to an electric car hire point situated on the development. An internal inspection of this beautiful home is highly recommended.

## SERVICES

Gas central heating. Mains water, drainage and electricity connected.

## PARKING

Garage for one vehicle and visitors parking

## LOCAL AUTHORITY

South Hams District Council. Follaton House, Plymouth Road, Totnes TQ9 5NE

Council Tax Band C

## TENURE

Leasehold 150 years from 1.10.2015 (141 years remaining)

Service Charge £1451.07 pa

Ground Rent £150 pa

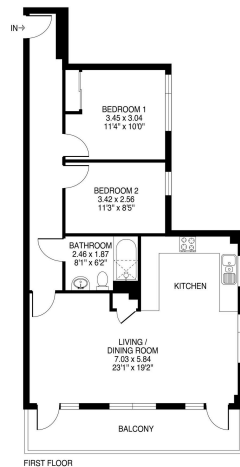
Pets are not allowed except with express written agreement with building managers





#### 4 Dart View House, Baltic Way, Totnes, TQ9 5WW

Approximate Gross Internal Floor Area = 69.5 sq m/ 748 sq ft  
Balcony Area = 9.7 sq m/ 106 sq ft  
Total Area = 79.2 sq m/ 852 sq ft



FIRST FLOOR

Illustration for identification purposes only, measurements are approximate, not to scale.

- High-End Waterside Apartment
- Town Centre Location
- Prestigious Development
- Two Double Bedrooms
- Large Balcony
- River Dart Views
- Garage and Parking
- Open Plan Living/Dining/ Kitchen
- Luxury Bathroom Suite
- Remainder Of NHBC Warranty

