



LANG TOWN
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19 & 20, Dymond Court, Kingdom Place, Saltash, PL12 4DH



Occupying what is widely regarded as the finest position within this exclusive gated development, this outstanding south-east facing penthouse apartment was created for the developer personally, as their own private residence and, as such, has been designed and finished to a level that far exceeds a typical specification. The layout, orientation and detailing have all been carefully considered to maximise its elevated position and the breath taking outlook across the tidal waters of the River Tamar.

Accessed via private lift or stairs, the apartment immediately conveys a sense of space, light and quality. The principal rooms are deliberately arranged to face the river, taking full advantage of the south-easterly aspect and allowing natural light to flood the interiors throughout the day. The result is a refined yet comfortable living environment that feels both private and expansive.

The main living and dining area is particularly impressive, with generous proportions and extensive glazing that frames the river views and opens directly onto one of three private balconies. These outdoor spaces have been thoughtfully positioned to enhance the enjoyment of the outlook, providing ideal settings for al-fresco dining, entertaining or simply relaxing while watching the activity on the water below.

The kitchen is a clear reflection of the apartment's status as the developer's personal home. It is beautifully appointed with a comprehensive range of integrated Neff appliances and finished with high-quality stone countertops, a premium detail that continues throughout the apartment, including the bathrooms and ensuites, creating a cohesive and luxurious feel.

The bedroom accommodation is equally well planned. The principal bedroom enjoys river views, access to a private balcony, dressing room and a contemporary ensuite shower room finished to an exceptional standard. A second bedroom also benefits from its own private balcony, and ensuite, while the third bedroom, with private balcony, is served by a stylish main bathroom, all finished with the same stone surfaces and quality fittings. Each bedroom is well proportioned and designed to make the most of light, outlook and privacy.

Externally, the three balconies provide a choice of outdoor spaces throughout the day, further enhancing the connection between the apartment and its riverside setting. The development itself is secure, quiet and immaculately maintained, offering an exclusive and peaceful residential environment. The apartment is further complemented by two allocated parking spaces, an increasingly valuable asset in such a prime and well-connected location.

The property enjoys an enviable position within easy walking distance of Saltash town centre, which offers a wide range of local shops, cafes, services and amenities. The beautiful waterfront areas along the River Tamar are also close by, providing scenic walks, sailing and leisure opportunities.

Of particular note is the exceptional proximity to the mainline railway station, which is just a short walk away, offering direct and convenient rail services, including connections to Plymouth and onward routes to London Paddington. This makes the apartment ideally suited for those commuting or seeking a well-connected yet tranquil riverside home.

Plymouth city centre is readily accessible by road or rail, while the A38 provides swift links to the wider region, including Exeter and beyond. The surrounding area is well known for its outstanding natural beauty, with the Tamar Valley and nearby countryside offering a rich mix of riverside scenery, parkland and coastal landscapes.

This remarkable penthouse combines a prime riverside position, exceptional specification and outstanding convenience, offering a rare opportunity to acquire a truly special home in one of Saltash's most desirable and well-located developments.

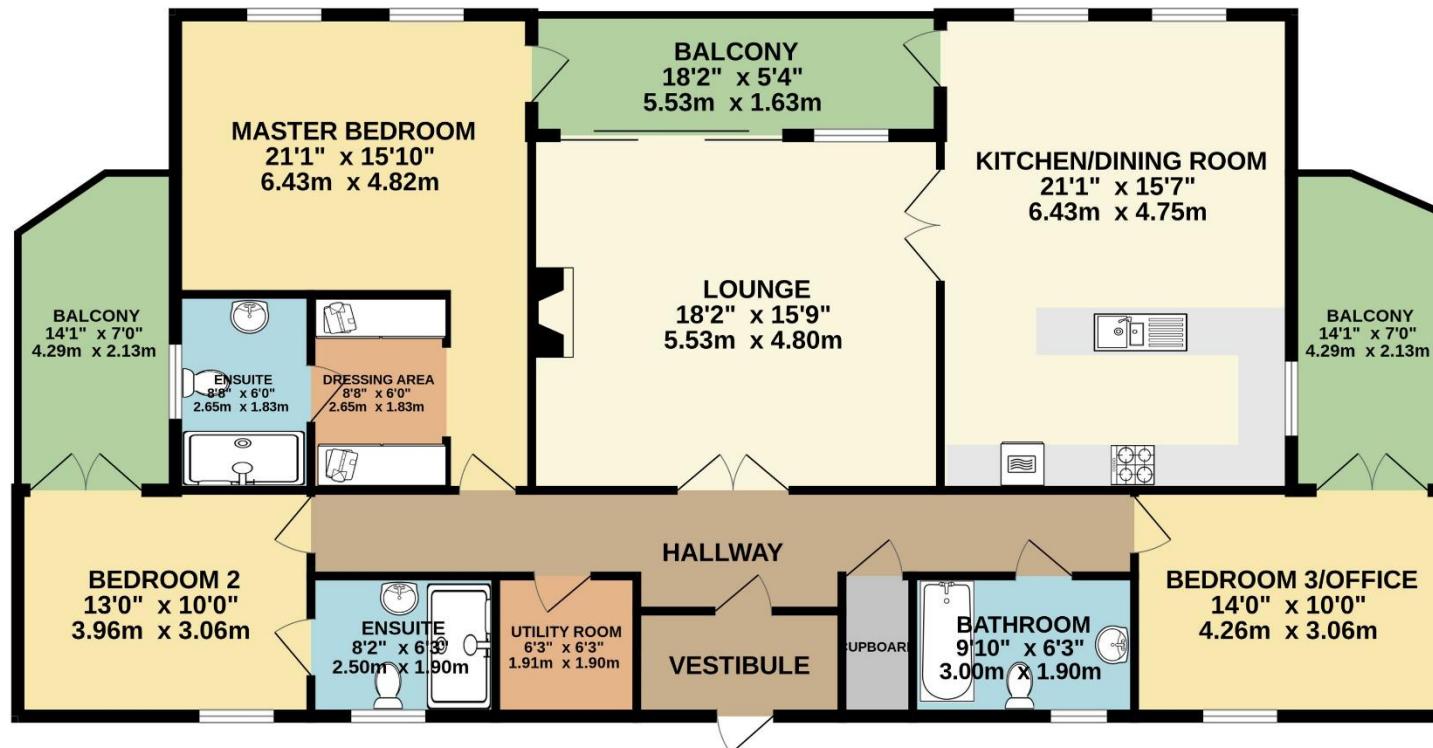
We understand the apartment is held on a sharing freehold with each flat/apartment owning a share of the lease. There is a service charge of approximately £3640 per year from January to December but this is subject to periodic review. The above information is provided in good faith although we would recommend that prospective purchasers consult their own solicitor for formal verification.

To view this property call Lang Town & Country Estate Agents on **01752 200909**.



1ST FLOOR

1578 sq.ft. (146.6 sq.m.) approx.



TOTAL FLOOR AREA : 1578 sq.ft. (146.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their integrity or efficiency can be given.

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