







South Embankment, Dartmouth

Guide Price £395,000

A beautifully presented Grade II two-bedroom first-floor waterfront apartment with private parking and balcony overlooking the River Dart

Bedrooms: 2 | **Bathrooms:** 2 | **Receptions:** 1

Occupying a prime first-floor position, Flat 9 enjoys an exceptional waterfront setting with uninterrupted views across the River Dart and the beautiful Dart Valley. Situated in the very heart of Dartmouth, the apartment offers the perfect balance of riverside living and immediate access to the town's shops, restaurants, galleries and harbour.

Beautifully presented throughout, this spacious apartment benefits from lift access, a private riverside balcony, a secluded rear patio and the considerable advantage of an allocated private parking space, a rare and highly sought-after feature within central Dartmouth.

Accommodation
Accessed via either the communal staircase or passenger lift, the entrance door opens into a hallway with an airing cupboard, useful storage and an entry phone system.

The living/dining room is a wonderfully light and spacious reception room with high ceilings, designed to make the most of the spectacular waterfront position. Large sliding glazed doors open directly onto the private balcony, framing panoramic views across the River Dart and surrounding countryside.

The kitchen is fitted with a comprehensive range of wall and base units with complementary work surfaces, a stainless steel sink and drainer, and space for an electric cooker, fridge, and washer/dryer with plumbing. A rear-facing window provides natural light.

The principal bedroom enjoys direct access onto the front balcony, allowing the magnificent river views to be appreciated from the moment you wake. There is an en-suite wash area comprising a pedestal wash hand basin, low-level WC and bidet, partially screened to provide privacy.

The second bedroom is another generous double room with French doors opening onto the private rear patio, creating an outdoor space ideal for relaxing or entertaining.

The modern shower room has been stylishly updated and includes a large shower enclosure with Mira Advance electric shower, pedestal wash hand basin and a WC. Additional features include a heated towel rail, electric panel heater, wall-mounted infra red heater and an obscure glazed rear window providing natural light and ventilation.

Outside
One of the apartment's most appealing features is its excellent outdoor space. To the front, the private balcony provides an outstanding vantage point from which to enjoy the ever-changing activity on the River Dart, from sailing boats and steam trains to the stunning backdrop of the surrounding countryside.

To the rear, the private patio offers a more secluded outdoor seating area.

The property also benefits from an allocated private parking space, located in the mews immediately behind the flat, via Fairfax Place.

Services. Main electric, water and drainage are connected. Climastar UK Harmony Magma Silicon heat storage technology electric heating.

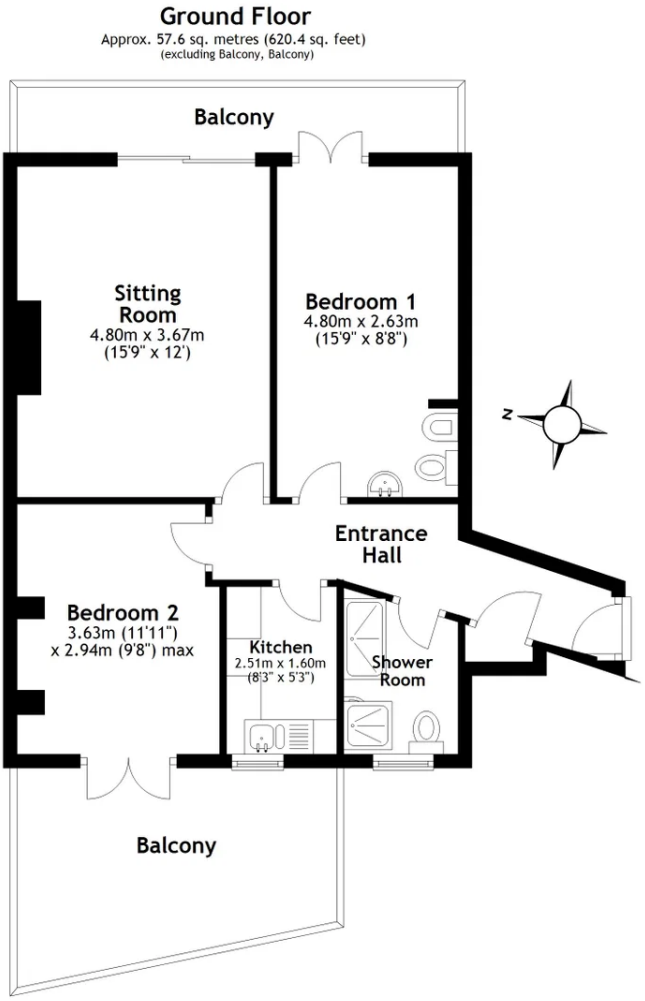
Council tax band: D. Property size: 620 Sqft

Tenure: Leasehold 142 years remaining. There is a peppercorn rent and a maintenance contribution of 12.24% per annum. For further details, please contact the office. The parking space is on a separate lease with 142 years remaining. **Agent note:** This property cannot be holiday let.





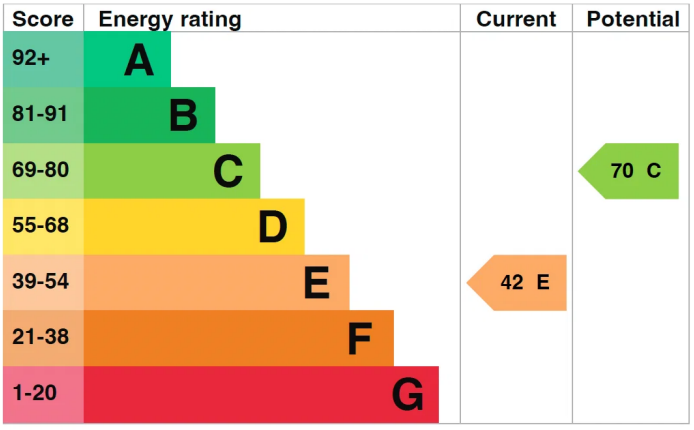




Total area: approx. 57.6 sq. metres (620.4 sq. feet)

9 Raleigh Court, Dartmouth





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