



## Victoria Road, Dartmouth

Guide Price **£170,000**

A well presented ground floor apartment with parking and small courtyard,

Bedrooms: 1 | Bathrooms: 1 | Receptions: 1

**Tenure:** Leasehold. Remainder of a 999 year lease. Ground rent £30pa. Service charge approx. £1100pa.

**Property Type:** Ground Floor Flat

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

**Council Tax Band:** A

A well presented ground floor flat occupying a most convenient level location close to the town centre, having the benefit of a **private parking space** and **courtyard garden**. The property has been improved and has a stylish interior with modern amenities. Gas fired central heating, uPVC double glazing apart from the original sash window to front.

As you enter the flat there is a small Hall.

The Lounge has a window overlooking the rear courtyard, store cupboard and has access to the:

Kitchen with recently decorated wall and base cupboards, storage cupboard and windows overlooking the courtyard. Access to the:

Dining Room/occasional Bedroom. Window to side.

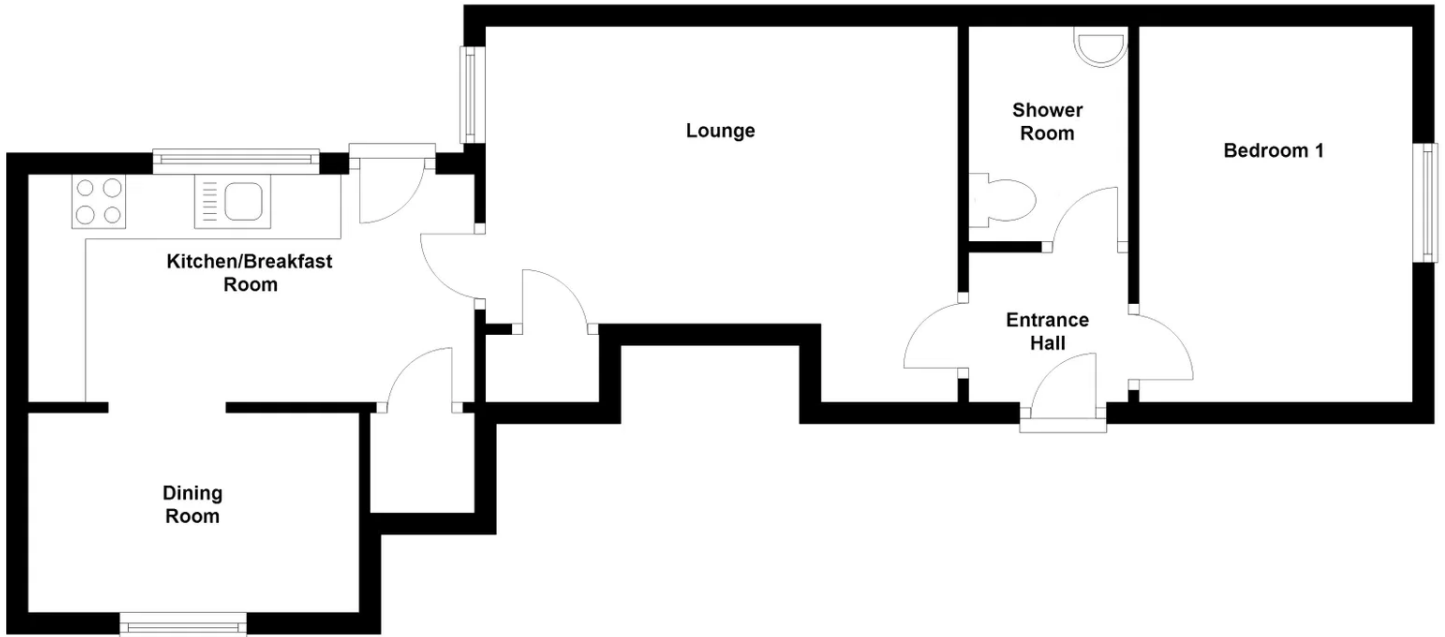
There is a modern Shower Room off the Hallway.

Outside: Private courtyard garden area with gate to the rear where the parking space is immediately found.



### Ground Floor

Approx. 45.1 sq. metres (485.3 sq. feet)



Total area: approx. 45.1 sq. metres (485.3 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Millard Cook

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