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6 Baltic Way

6, Baltic Way, Totnes, TQ9 5WY



A38: 5 miles; Plymouth: 24 miles; Exeter: 29 miles

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A well-presented first floor apartment with garage parking, set within a popular riverside development close to the town centre

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- Offered with no onward chain
- NHBC warranty until 16/01/2027
- First floor apartment within a modern development
- Light and well-proportioned accommodation
- Contemporary fitted kitchen with integrated appliances
- Double bedroom with built-in storage
- Walking distance to Totnes
- Garage with parking
- Leasehold
- Council tax band B

Guide Price £300,000



### SITUATION

Baltic Way forms part of a contemporary and well-regarded development situated on the edge of Totnes, enjoying a peaceful yet highly convenient position. The property lies within easy walking distance of the town centre, with its eclectic mix of independent shops, cafés, bars and amenities, together with the mainline railway station offering direct services to Exeter, Plymouth and London Paddington. The surrounding area also provides attractive riverside and countryside walks, making this an appealing base for both lifestyle and connectivity.

### DESCRIPTION

Enjoying a light and practical layout, this first floor apartment offers modern living within a smart architectural setting, ideally suited to first-time buyers, downsizers or those seeking a low-maintenance home close to the heart of Totnes. The property is well presented throughout and benefits from a Juliet balcony, gas fired central heating and the notable advantage of a garage, all within a thoughtfully designed development.

### ACCOMMODATION

A communal entrance hall serves the building, with stairs rising to the first floor. The private entrance door opens into a central hallway providing access to all accommodation and useful built-in storage.

The living room is a well-proportioned and light-filled space, offering ample room for both seating and dining furniture. The adjoining kitchen is fitted

with a modern range of units with integrated appliances and work surfaces arranged to maximise space and functionality, with doors opening to a Juliet balcony that enhances natural light and ventilation.

The double bedroom is of generous size and benefits from built-in storage. Completing the accommodation is a contemporary bathroom fitted with a white suite comprising bath with shower over, wash hand basin and WC.

### OUTSIDE

The apartment benefits from a garage providing secure parking and storage.

Communal areas are attractively landscaped and the wider setting enjoys a pleasant outlook, with nearby access to riverside walks and open green spaces.

### TENURE

Leasehold, 150 years from 17 January 2017. Ground rent £150 per annum. Service charge £1,506 per annum. Managing Company: Baltic Wharf Totnes Management Company.

### SERVICES

Mains water, drainage, electricity and gas are connected. Gas fired central heating is installed.

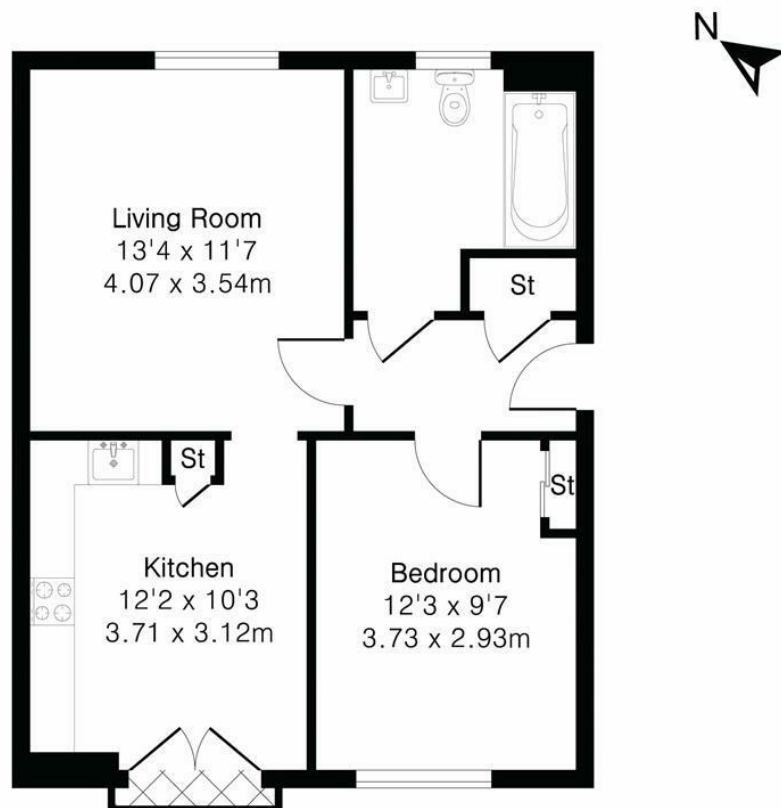
According to Ofcom, ultrafast broadband is available at the property. Full mobile coverage is predicted from all major providers. These details are provided for guidance only and should be verified by prospective purchasers.







**Approximate Gross Internal Area 522 sq ft - 48 sq m**



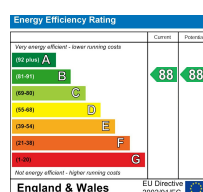
**First Floor Flat**



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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