



**Flat 2, 11 Lower Street Lower Street**  
Dartmouth  
Price £220,000

*Freeborns*  
ESTATE AGENTS

A 2 bedroom 2nd floor flat in Dartmouth Town Centre. The property benefits from gas fired central heating and has the considerable benefit of a balcony.





# Flat 2, 11 Lower Street Lower Street, Dartmouth, Devon, TQ6 9AN

## COMMUNAL STAIRCASE

## BEDROOM 1

Non working feature fireplace, sash bay window to front, radiator.

## BEDROOM 2

Built in storage cupboards, bay sash window to front, radiator.

## LOUNGE

Radiator, sash window to rear.

## KITCHEN

A range of modern base and eye level units with granite effect worktop over, integrated electric oven with hob over, stainless steel sink and drainer with mixer tap, space and plumbing for washing machine, space for fridge freezer, radiator, extractor fan, window and door to rear roof terrace, sash window to rear, double glazed door to outside balcony.

## BATHROOM

Three piece suite comprising low level WC, pedestal wash hand basin and paneled bath with shower over, cupboard housing the combination gas boiler providing domestic hot water and central heating, extractor fan, obscured double glazed window to rear.

## OUTSIDE

An attractive roof terrace with River Dart glimpses.

## SERVICES

Electricity, gas, water and drainage are connected.

## SERVICE CHARGE

The property will be liable for a 33.33% share of the overall external property maintenance and 50% of the maintenance of the communal areas. Each apartment is individually responsible for its own windows.

## TENURE

New 999 year lease.

## COUNCIL TAX BAND: A

## LOCAL AUTHORITY

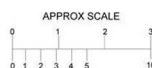
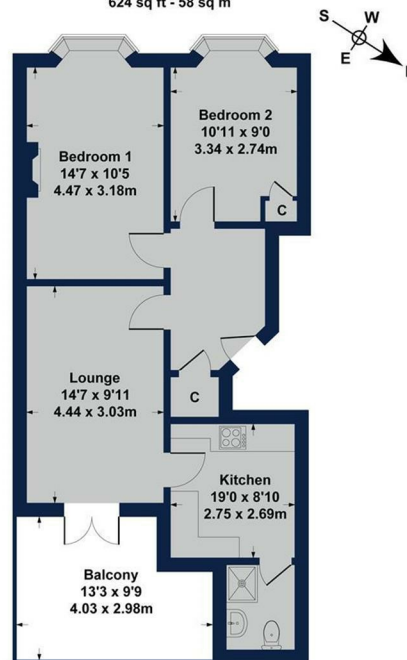
South Hams District Council

## CONSUMER PROTECTION FROM UNFAIR TRADING

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regards to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

## Flat 1, 11 Lower Street Dartmouth, Devon, TQ6 9AN

Approximate Gross Internal Area  
624 sq ft - 58 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
Produced by The Plan PortalPOTterplans Ltd. 2024



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