



**Flat 1 11 Lower Street**  
Dartmouth  
Guide price £220,000

**Freeborns**  
ESTATE AGENTS

A 2 bedroom 1st floor flat in Dartmouth Town Centre. The property benefits from gas fired central heating and has the considerable benefit of a balcony.



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

**THE ACCOMMODATION COMPRISES:**  
(ALL MEASUREMENTS APPROX)

**COMMUNAL STAIRCASE**

**RISES TO**

**FIRST FLOOR**

**FRONT DOOR TO ENTRANCE HALL**

Storage cupboard, entrance phone, radiator.

**BEDROOM 1**

Non working feature fireplace, window to front, radiator.

**BEDROOM 2**

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

**LOUNGE**

Radiator, double glazed patio doors to rear balcony.

**KITCHEN**

Modern high gloss base and eye level units with black granite effect worktop over, integrated stainless steel sink and drainer with mixer tap, integrated electric oven with hob and air re-circulator over, space for fridge, space and plumbing for washing machine, wall mounted combination gas boiler providing domestic hot water and central heating, extractor fan, window to rear.

**SHOWER ROOM**

Three piece suite comprising low level WC, pedestal wash hand basin, corner shower, extractor fan, radiator, obscured window to rear.

**OUTSIDE**

Balcony area with non slip plastic decking.

**SERVICES**

Electricity, gas, water and drainage are connected.

**TENURE**

New 999 year lease.

**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.

**GROUND RENT**

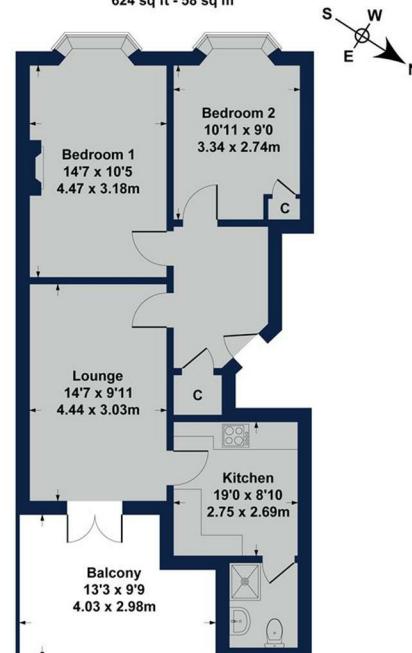
£0 per annum.

**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



APPROX SCALE  
0 1 2 3 4 5 6 7 8 9 10

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
Produced by The Plan Portal/Potterplans Ltd. 2024



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