



- 🏠 A fantastic opportunity to acquire a first floor apartment in the sought after Quayside development
- 🏠 Enjoys rural and River Dart views
- 🏠 75% Shared Ownership scheme
- 🏠 Well fitted kitchen with appliances
- 🏠 Dual aspect lounge with door to balcony
- 🏠 Double bedroom
- 🏠 Wet room
- 🏠 Lift access and secure entry fob system
- 🏠 Communal gardens and seating areas
- 🏠 Bistro, hairdressers and communal lounge



A superb one bedroom apartment on the first floor of this exclusive development for the over 55s enjoying rural and River Dart views. The apartment has been finished to a very high standard and has been designed for easy living.

Inside, the apartment provides a light and spacious dual aspect lounge area with double glazed windows providing views towards The River Dart and the countryside beyond. French doors from the lounge open onto the balcony. The kitchen is fitted with a range of contemporary wall and base level units, hob with stainless steel splash back and chimney style extractor over, integrated dishwasher, washer/dryer, electric oven and microwave, and fridge freezer. There is one double bedroom which has a wooden double glazed window with views to the River Dart and countryside beyond and a door opens into the Jack and Jill wet room, which is also accessed from the hallway. The wet room is part tiled and fitted with pedestal wash hand basin, low level WC, extractor fan, wall mounted cabinets and heated towel rail/radiator. There is a walk in thermostatically controlled shower with glazed shower screen.

Sociable spaces and amenities include beautifully designed communal gardens and seating areas, cafe/bistro, laundrette, meeting and activity



room and an expansive terrace with views to the River Dart.

There is a spacious reception foyer with seating, secure entry system with fob access, lifts to all floors, a drying area, mobility scooter parking and charging area and an experienced management team.

The property is a 75% share. (Full price £313,333.00)

Leasehold with 125 year lease from the 1st April 2017

Service & wellbeing charge: £450 per month

The property is heated by a communal gas fired central heating system. The individual consumption of gas and water in each apartment is measured and charged accordingly and is payable online. The maintenance of the communal boilers is included in the service charge. Qualifying criteria states that a local connection is required and other qualifying criteria would need to be met.

Please contact the agent for further details or to arrange a viewing on 01803 866336.



Notice 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 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. References to the Tenure of the property are based on information supplied by the Sellers so Buyers should obtain verification from their Solicitor.



Score	Energy rating	Current	Potential
92+	A	84 B	84 B
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Offers in the Region Of £235,000

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