

2 Inglewood Apartments

2 Inglewood Apartments, Lower Contour Road, Kingswear, Dartmouth, Devon, TQ6 0AL







Torquay 10 miles; Totnes 11 miles; Exeter 39 miles

A beautifully presented two-bedroom apartment with a full-width balcony, enjoying exceptional views across the River Dart, with secure garage parking and lift access

- Superb waterside apartment
- Full-width balcony with exceptional views
- Spacious open-plan living space
- Two well-proportioned double bedrooms
- Principal bedroom with en suite and balcony
- Well-presented, light-filled accommodation
- Secure garage parking with allocated space
- Lift access to the apartment
- Leasehold with share of freehold
- Council Tax Band E

Offers In Excess Of £425,000

SITUATION

Kingswear is a picturesque waterside village set on the eastern banks of the River Dart, within the South Devon National Landscape. The village enjoys a thriving yet relaxed coastal atmosphere, with a strong sense of community centred around the marina, yacht club and riverside amenities. There are local shops, cafés and traditional inns, whilst the nearby passenger ferry provides quick and easy access to Dartmouth, offering a wider range of boutiques, restaurants and cultural attractions. The South West Coast Path is readily accessible, providing spectacular coastal and countryside walks.

DESCRIPTION

Enjoying an enviable position overlooking the River Dart, this elegant apartment offers well-balanced accommodation within a highly regarded riverside setting. With far-reaching views across the water towards Dartmouth and the surrounding wooded countryside, the property occupies a particularly privileged position.

The apartment is arranged to make the most of its outlook and natural light, with a full-width balcony extending the principal living space and providing a striking focal point. The interiors are both refined and comfortable, suited to modern living and entertaining. With the added benefits of secure parking and lift access, the property represents a rare opportunity to acquire a well-appointed home in one of the South Devon National Landscape's most desirable locations.

ACCOMMODATION

The apartment is accessed via a communal entrance with lift and stair access to the first floor. The front door opens into a central hallway providing access to all principal rooms. To one side lies the impressive open-plan kitchen, sitting and dining room, a generous space with clearly defined areas for cooking, dining and relaxing. The kitchen is well-appointed with a range of fitted units and integrated appliances, while the sitting area enjoys large glazed doors opening onto the full-width balcony, framing superb river and countryside views.

The principal bedroom is a well-proportioned double room with French doors opening directly onto the balcony, taking full advantage of the outlook. It is served by an en suite shower room. A second double bedroom is positioned to the rear of the apartment and is served by the main bathroom, which is fitted with a bath, wash basin and WC.

OUTSIDE

The property is approached via Lower Contour Road, where access is provided to a secure garage, offering allocated parking. From here, lift access leads directly to the apartment level, providing ease of access.

To the front of the apartment, a full-width balcony spans the principal rooms, providing a superb vantage point from which to enjoy panoramic views across the River Dart, towards Dartmouth and the surrounding countryside. This space is ideal for outdoor dining and relaxation.

TENURE

Leasehold with share of freehold.
999-year lease from 2005 (approximately 978 years remaining).
Service charge: Approximately £300 per month.

SERVICES

Mains water, electricity and drainage. Electric heating.

According to Ofcom, Superfast broadband is available with download speeds of up to 61 Mbps and upload speeds of up to 13 Mbps. Mobile coverage is predicted to be good outdoors with all major networks. Indoor coverage is likely to be variable with EE and good with Three and Vodafone.

DIRECTIONS

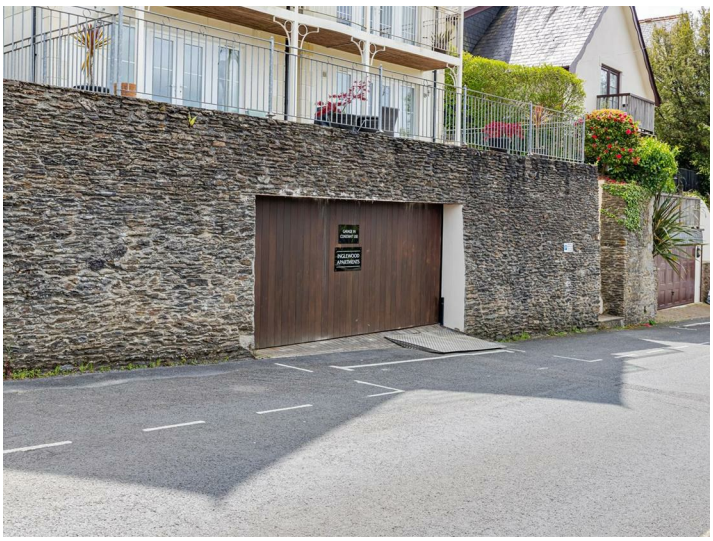
From Dartmouth, take the passenger ferry across the River Dart to Kingswear. Proceed up the hill from the ferry landing onto Fore Street and continue onto Lower Contour Road. The property will be found along this road on the right-hand side.





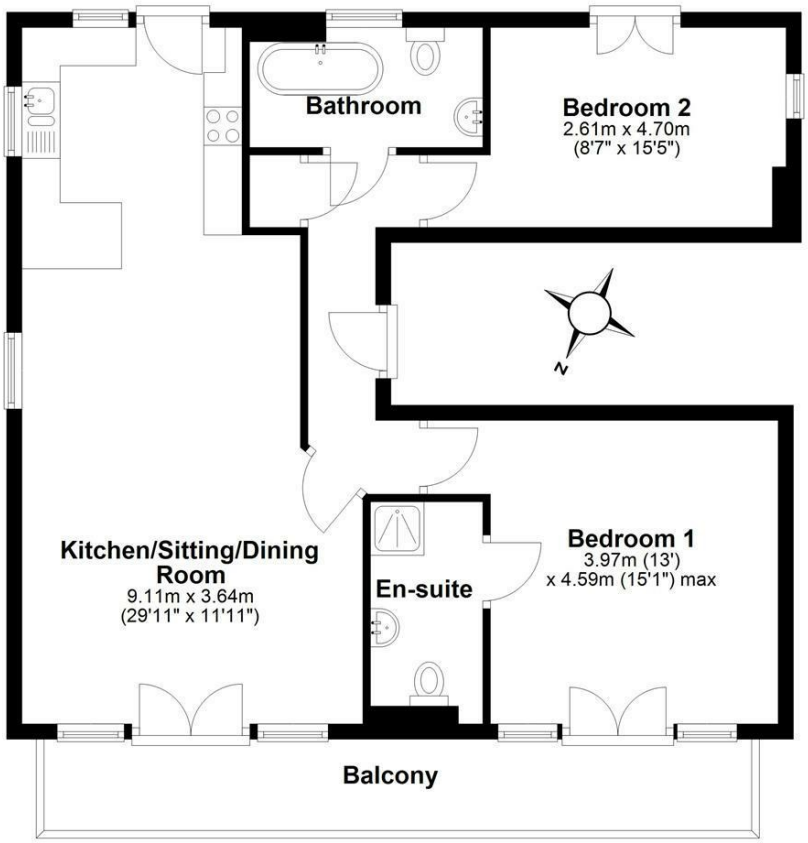






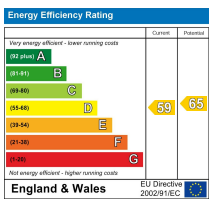
Ground Floor

Approx. 77.1 sq. metres (830.2 sq. feet)
(excluding Balcony)



Total area: approx. 77.1 sq. metres (830.2 sq. feet)

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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