



## 17 Dymond Court

Saltash, Cornwall, PL12 4DH

**Asking Price £315,000**



Dymond Court is a modern leasehold apartment situated within the Dymond Court development on Kingdom Place in Saltash, Cornwall, with secure electronic gated entrance to the complex. This well-proportioned apartment comprises two bedrooms and two balconies providing comfortable accommodation in a desirable location. Situated approximately 200 metres from Saltash railway station, the apartment offers excellent transport links. The area is well-served by local amenities, including shops, cafes, and schools. In summary, Dymond Court offers a blend of modern living with scenic views and convenient access to local amenities and transport links, making it a desirable residence in Saltash. EPC = tbc. Leasehold Property with 971 years remaining. Council Tax Band C. Service charge £1073.78 and ground rent £100.00



## Hallway

Doorway leading into an inner hallway with entrance door leading into the apartment.

## Bathroom

Matching white bathroom suite comprising panelled bath, low level w.c., pedestal wash hand basin, extractor fan, heated towel rail, tiled walls.

## Bedroom 1 3.61m x 3.05m

Double glazed window to the rear aspect, radiator, various power points, double glazed French style doors leading to the patio/balcony, built in fitted wardrobes.

## En-Suite

Matching white suite comprising shower cubicle with shower and glass door, low level w.c., pedestal wash hand basin, obscure glass double glazed window to the rear aspect, heated towel rail, tiled walls, extractor fan, downlighting.

## Bedroom 2 11'5" x 8'2" (3.5m x 2.5m)

Double glazed window to the front aspect with stunning viewings of The River Tamar, countryside and Plymouth Sound, radiator, power points, fitted carpet, currently used as an office.

## Kitchen 3.66m x 2.44m

Matching kitchen comprising range of wall mounted and base units with work surfaces above, single drainer sink unit with mixer tap, tiled splash backs, built in fridge/freezer, built in electric oven with gas hob and extractor hood above, built in washing machine and dishwasher, window to the side aspect, various power points, radiator, downlighting and boiler.

## Living Room 4.83m x 3.91m

Light and airy lounge with two double glazed windows to the front aspect with stunning views of The River Tamar, local countryside and Plymouth Sound, double glazed French style doors leading to a private patio/balcony area with views, radiator, various power points, fitted carpet, further doorway leading to the second balcony with stunning views of The River Tamar, local countryside and Plymouth Sound.

## Balconies

The balcony/patio area can be accessed from the master bedrooms and the lounge, stunning views of The River Tamar, countryside and Plymouth Sound, down lights, ample room for seating providing an ideal spot for entertaining or alfresco dining a second balcony has access from the living room.

## Car Port

To side off the block you will find your numbered car port with parking for one car, you can also find additional guest parking.

## Communal Grounds

Well maintained communal gardens which can be used by the residence, selection of mature plants and flowers, lawned areas.

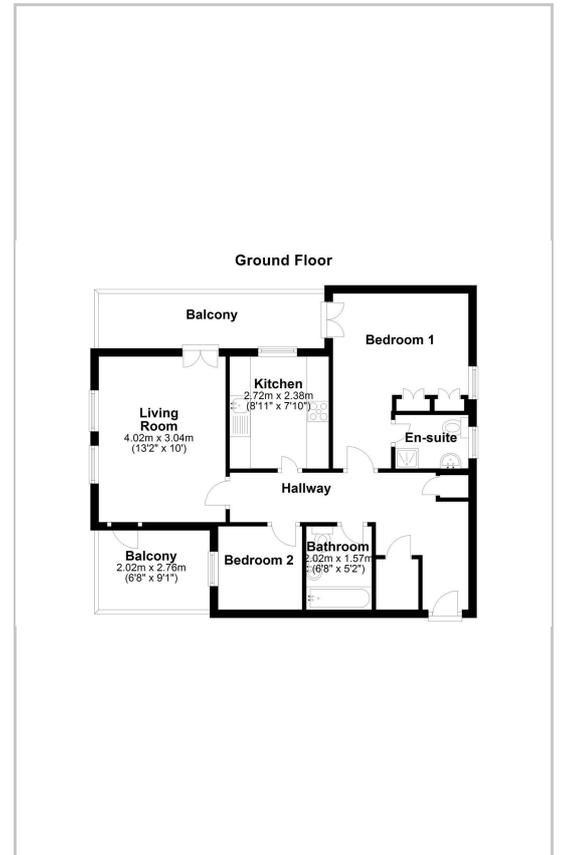
## Communal Entrance 11'5" x 8'2" (3.5m x 2.5m)

Communal front door with video entry phone system leading into the communal hallway.

## Area Map



## Floor Plans



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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