



## FLAT 12 RIVERSIDE EMBANKMENT ROAD

£995 Per

A rare opportunity to rent this 1 bedroom first floor apartment with wonderful views to the estuary, balcony, parking and garage. EPC D



## Full Description

A rare opportunity to rent this 1 bedroom first floor apartment with wonderful views to the estuary, balcony, parking and garage. EPC D

From the communal entrance, communal stairs rising to the first floor. Front door leading to the apartment which opens in to an entrance lobby.

To the right is the bright sitting/dining room, this is a well-proportioned room with front glazed wall affording delightful views of the Kingsbridge estuary, across to Tacket Wood and a door opening on to the spacious balcony where spectacular views of the estuary and surrounding area can be enjoyed. The kitchen is newly fitted and has a range of floor and wall units to 3 walls with window to the front, again having lovely views to the quay.

The double bedroom has twin fitted wardrobes to one wall and the lovely estuary views.

A lobby area with built-in storage cupboards opens to the shower room, the white suite comprises double shower cubicle, wash hand basin and WC.

Outside are the communal gardens to enjoy and the parking area and single garage with power and light is to the rear.

Regrettably pets cannot be considered at this property due to restrictions on the head lease.

Long let preferred.

Services - Mains water, drainage and electric providing heating and hot water. Council Tax Band E.

Local Authority - South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE.

Letting - All deposits for a property let by Charles Head are held in an approved Tenancy Deposit Scheme. Usual references required. Viewings strictly by appointment with Charles Head.

Holding Deposit And Tenant Fees - This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Charles Head please refer to the Scale of Tenant Fees available on Charles Head website, office or on request. For further clarification before arranging a viewing please contact the lettings office dealing with the property.







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>80</b>

**EPC Rating: D      Council Tax Band: E**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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