

Salt Quay Moorings, Embankment Road

Kingsbridge

£179,950

The Property:

The building has a welcoming communal entrance with a seating area, along with access to the secure garage parking. The communal areas are maintained by the management company, and Number 5 is conveniently located just along the hallway on the ground floor.

The front door opens into a generous entrance hallway providing access to the principal rooms. Immediately to the right is a useful study or hobby room, with enough space to accommodate a futon for occasional guests.

Continuing through, the well-proportioned living/dining room offers plenty of space for comfortable seating and a dining table, with patio doors opening directly onto the private outside space.

Glazed double doors lead into the kitchen, which is fitted with a range of wall and base units, an electric oven with extractor hood above, and space and plumbing for a washer dryer. There is also plenty of worktop space.

The main bedroom is accessed from the living room and is a good-sized double, with a glazed door opening directly onto the patio.

The spacious bathroom has been recently refurbished to a lovely standard, with contemporary tiling, a walk-in shower with electric shower, WC and wash basin.

Both the living room and main bedroom enjoy direct access onto the private patio, a pleasant spot to sit outside and enjoy some fresh air. A few steps lead up to a private pedestrian access onto Embankment Road, with the estuary directly opposite and a lovely, level walk along the waterfront into the heart of Kingsbridge.

The apartment also benefits from secure garage parking, a real advantage in such a convenient town centre location.













Bedrooms: 1 | **Bathrooms:** 1 | **Receptions:** 2

The Location:

The sought after market town of Kingsbridge is located at the head of the estuary in the beautiful South Hams, an 'Area of Outstanding Natural Beauty'. There is a fantastic range of local and independent shops, restaurants, pubs, two supermarkets, a cinema, a leisure centre with swimming pool, medical centre and community hospital. With being close to many beautiful beaches and Salcombe, Kingsbridge brings convenience as well as a coastal lifestyle that many are looking for.

Further Information & Services:

Tenure: Leasehold. 125 years from 1987 with 85 years remaining. Service Charge: £207.81 per month (£2493.72 per annum). Managed by Live West.

Services: Mains water, sewerage, gas and electric.

EPC Rating: C

Council Tax: Band D

Construction Type: Standard brick wall construction. The roof is tiled.

Mobile Coverage: According to Ofcom, mobile coverage is available from EE, Vodafone, O2, and Three. Signal strength may vary.

Broadband Availability: Ultrafast broadband available for speeds up to 1000Mbps (Ofcom).

Flood Risk: According to the Environment Agency, the property is in a low risk flood zone. Buyers are advised to conduct their own due diligence.

Planning or Development Issues: None known.

Situated above/adjacent to commercial premises: No

Viewings strictly by appointment only with Kingsbridge Estate Agents.

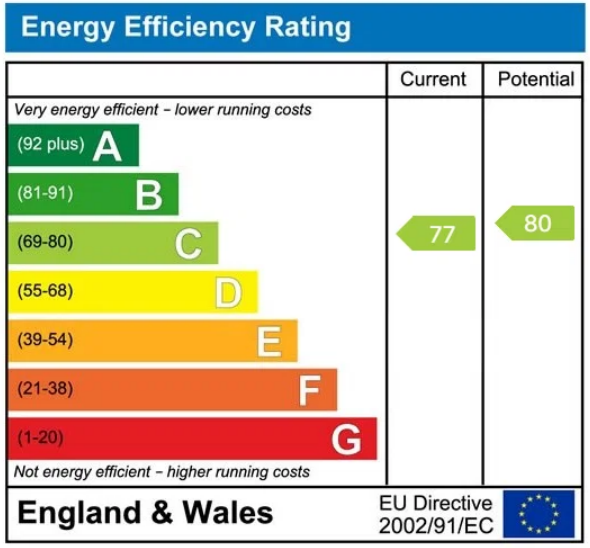


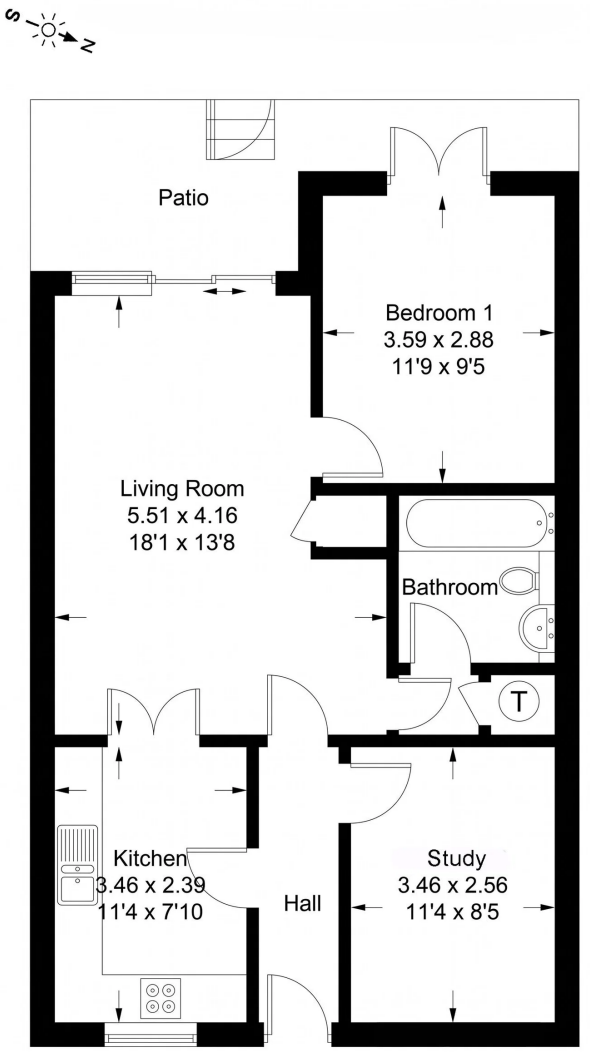












Approximate Gross Internal Area = 61 sq.m / 657 sq ft
NB. This Floorplan is for illustrative purposes only. All dimensions are approximate.

Kingsbridge - Sales

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