

STAGS

9 Kings Court,

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Embankment Road, Kingsbridge, TQ7 1SP

Shops, restaurants in under a mile. Dartmouth 15 miles. Salcombe 4 nautical miles.

A superb, first floor water side apartment enjoying stunning uninterrupted estuary and countryside views with two double bedrooms and parking, alongside an allocated quayside mooring through the Harbour Office

- Superb First Floor Apartment
- Water Side With Estuary Views
- Living Room With Balcony
- Kitchen Diner
- Allocated Mooring Through SHA
- Bathroom and Separate WC
- Undercover Parking
- Level Walk To The Town
- Council Tax Band E
- Leasehold 125 Years From 2013

Guide Price £325,000

SITUATION

Located on favoured Embankment Road, it is within a few hundred yards easy level walking distance of the very centre of Kingsbridge which itself lies at the head of the Kingsbridge Estuary and offers an excellent range of shops, local services and facilities. There is much in the area to satisfy the sports person including a Sports Centre with indoor swimming pool, walking, horse riding paddle boarding and trout fishing as well as several excellent golf courses within easy reach. This estuary town is further enhanced by its enviable location and sublime microclimate which enables a wealth of outdoor activities and good living.

It is around 4 nautical miles to Salcombe, Devon's southernmost town with a beautiful harbour, unspoilt estuary and excellent range of fine shops, restaurants and inns etc. A mecca for yachting and water sports, Salcombe also offers lovely sandy beaches and spectacular cliff top walking and is surrounded by beautiful rolling countryside.







DESCRIPTION
Kings Court is a development of 16 waterside apartments built in the mid 1990's set within a superb waterside position. Number 9 is a superb first floor apartment enjoying fabulous, uninterrupted views over the estuary and surrounding countryside. The apartments have a great advantage that part of the quay is allocated and it is possible to moor alongside, subject to Harbour Authority regulations. There is also allocated under-cover parking for one car. An ideal property for either holiday or permanent use and we would strongly recommend viewing. The apartment is around 4 nautical miles to Salcombe by ferry, your own boat, or even paddle board!

ACCOMMODATION
Stairs lead to the first floor with door to the entrance hall, complete with storage cupboard including with space for condensing washer/dryer. Doors to all rooms. Cloakroom with two-piece suite. The living room is a fabulous room, brimming with natural light and enjoying stunning, uninterrupted views over the estuary and surrounding countryside, patio doors to the balcony. The balcony is a wonderful spot to enjoy the views and the comings and goings on the estuary and enjoy the waterside views whilst observe the rich haven wildlife that can be seen at all tidal positions, along with the boats and paddle boarders. The kitchen diner is complete with a range of wall and floor mounted units with inset sink, roll edge work surface, inset electric oven and gas hob space for fridge freezer and integrated dishwasher, cupboard housing a wall mounted Worcester boiler. The master bedroom has built in wardrobes and the advantage of beautiful uninterrupted estuary views, bedroom two has built in wardrobes and an adjoining home office area. The bathroom is complete with a bath with shower over, WC and vanity unit with wash hand basin.

OUTSIDE
Undercover vehicular entrance with door to shared Entrance Hallway. Parking bay with useful storage cupboards, light, power point.

SERVICES
Mains water, drainage, electric and gas with gas-fired central
Super fast broadband is available at this location.
Full mobile coverage via Three, EE, Vodafone and O2 are available at the property.

TENURE
Leasehold-125 year lease from March 2013 with 114 years remaining. Service Charges £1700 per year to include building insurance and ground rent.
The Freehold is owned by a Management Company in which each Apartment owner has a share. A service charge covers the maintenance and insurance of the building and the lighting/cleaning of the communal areas. Please note - under terms laid down by the Management Committee, holiday lets are not permitted but long term lets may be permitted, with the agreement of the Management Company.

LOCAL AUTHORITY
South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon TQ9 5NE.

INVESTMENT
For knowledgeable advice on buy-to-let investments please contact our Lettings Department on 01803 866130.

DIRECTIONS
From the Quay in Kingsbridge, take the A379 Dartmouth coast road with the Estuary on your right-hand side. Kings Court will be found after approximately 400 yards, just after the Crabshell Inn car park on the right-hand side.

VIEWING ARRANGEMENTS
Strictly by appointment please through our Kingsbridge branch.

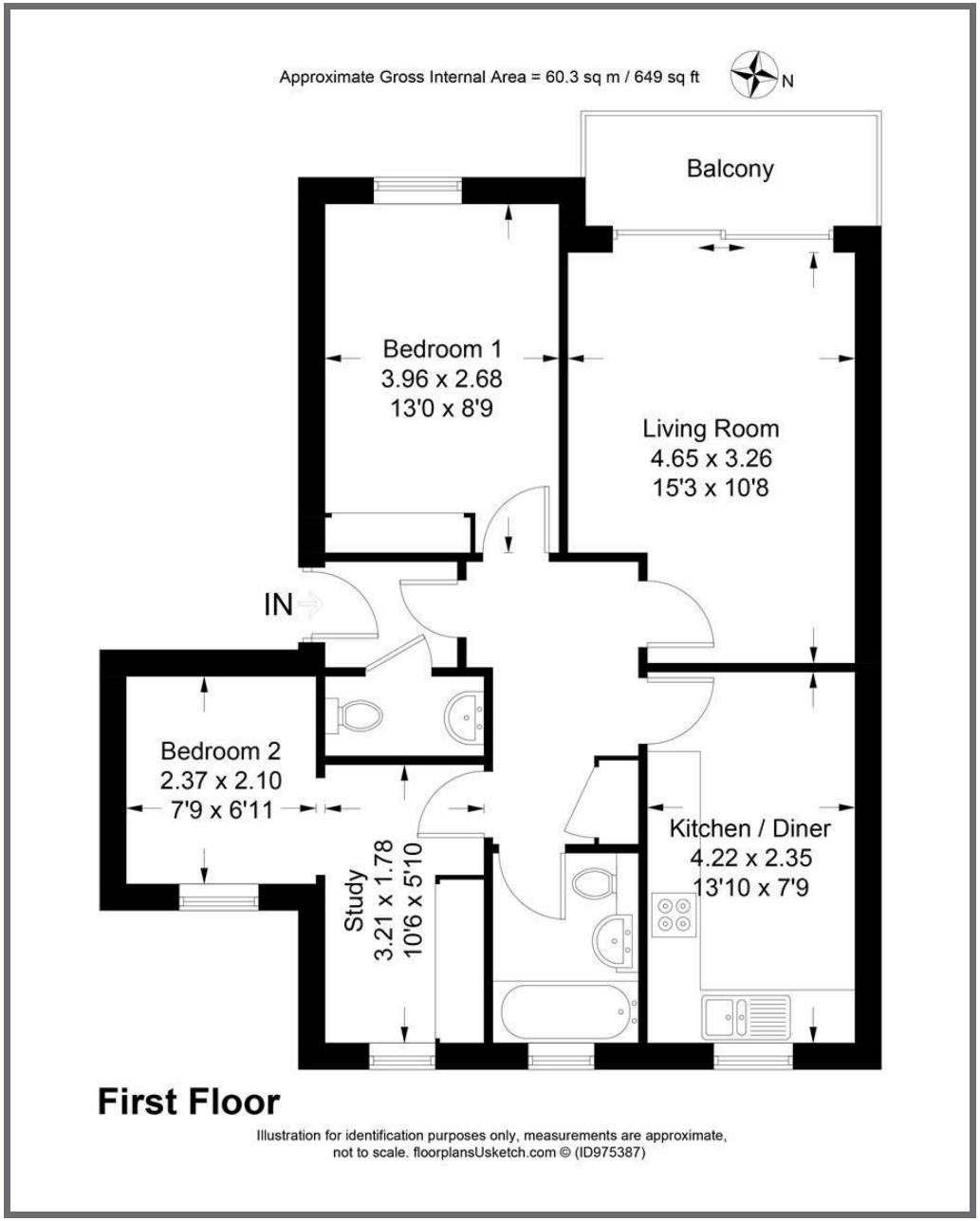




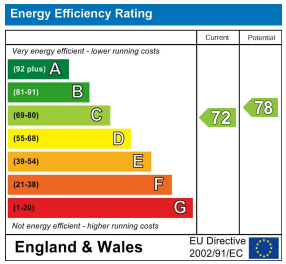


IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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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