

£219,950

FOR SALE



## 2 Bedroom Apartment - Kingsbridge

- ❖ 2 bedroom apartment
- ❖ Ideal for First-Time Buyers or Investors
- ❖ Open plan living space
- ❖ Bright & Spacious
- ❖ 2 Bathrooms
- ❖ Views across Town & Countryside
- ❖ Allocated Parking
- ❖ Use of Communal Garden
- ❖ Easy Walking Distance to town
- ❖ Beautifully Presented



## 38 Scholars Walk, Kingsbridge

### Property Summary:

This bright and generously sized apartment is perfectly positioned within walking distance of local amenities and schools. Offering two double bedrooms, two bathrooms, a spacious open-plan living/dining area, and lovely views of the park. Includes allocated parking – a fantastic opportunity you won't want to miss!

### About the Area:

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.

Please call to arrange a viewing **Kingsbridge Estate Agents 01548 856685**

[www.kingsbridgeestateagents.co.uk](http://www.kingsbridgeestateagents.co.uk)

## **The Property:**

Set within the sought-after Scholars Walk development, this beautifully presented first-floor apartment offers the perfect opportunity for first-time buyers or investors alike. Just a short stroll from Kingsbridge's vibrant town centre and local primary school, the location combines convenience with a strong sense of community.

Enter the apartment into a welcoming hallway with handy storage cupboard and doors to all rooms.

The spacious layout includes a large lounge with Juliette balcony with views across town and a dining area with plenty of room for table & chairs. The well-appointed kitchen features a breakfast bar, ideal for relaxed mornings and is equipped with oven with gas hob over and space for a fridge freezer as well as plumbing for a washing machine.

The main bedroom benefits from a modern en suite shower room, while a second bedroom and a contemporary family bathroom provide excellent additional space for guests, a home office, or growing family needs.

Externally, residents enjoy access to a communal garden and the convenience of an allocated parking space to the front of the property.

## **Further Information & Services:**

**Tenure:** Leasehold

**Lease information:** Length of lease 151 years from 2006. Years remaining 132 years. Managed by LJL Property Estate Management. Ground rent: £200.67 paid twice annually (annual total £401.34) and service charge is approx. £1725 per annum covering maintenance of the block and grounds.

**Services:** Mains electricity, gas, water and drainage. Gas central heating.

**Broadband speeds:** Superfast up to 80Mbps and some network availability (Ofcom)

**EPC Rating:** C

**Council Tax:** Band B

We are advised that the property is standard construction.

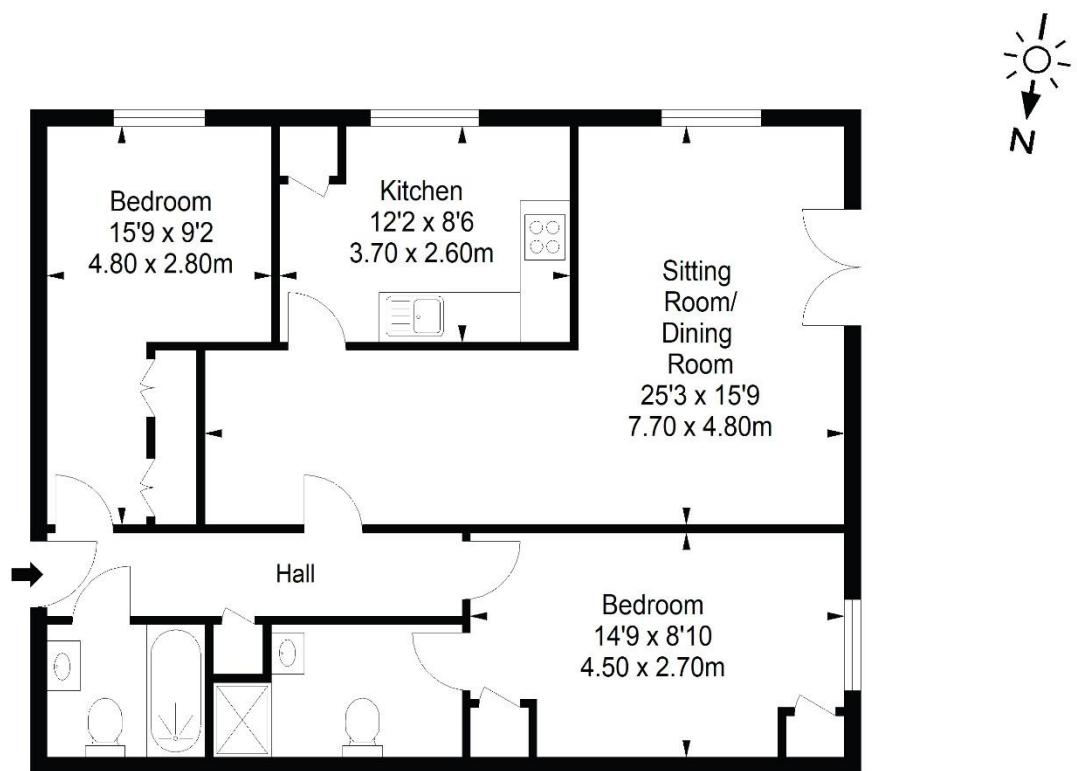
Viewings strictly by appointment only with Kingsbridge Estate Agents.

## **Disclaimer**

*These property particulars have been prepared in good faith to give a fair overall description of the property. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars.*

*Any areas, measurements or distances referred to are approximate and may be subject to change. Descriptions of condition, planning permissions or potential use are given in good faith but should not be taken as a guarantee.*

*No person in the employment of the selling agent has any authority to make or give any representation or warranty whatsoever in relation to the property.*



Approximate Gross Internal Area = 72.93 sqm / 785 sq ft

NB. This Floorplan is for illustrative purposes only. All dimensions are approximate.

