

# £190,000

# FOR SALE



## 2 Bedroom Apartment - Kingsbridge

- ❖ 2 bedroom apartment
- ❖ Town Centre Location
- ❖ Generous Open plan living space
- ❖ Modern bathroom
- ❖ Modern kitchen
- ❖ Two Double Bedrooms
- ❖ Plenty of Storage
- ❖ Secure Building
- ❖ Council Tax Band B
- ❖ Good Buy-to-Let



## 11 Kings Market, Kingsbridge

### Property Summary:

A well-presented 2 bedroom first floor apartment situated in the centre of Kingsbridge benefitting from no onward chain. With two good-sized double rooms and a lovely bright open plan living space, this property would appeal to first time buyers or for buy-to-let investors.

### 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.

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### **The Property:**

Situated in a fantastic location, at the top of Kingsbridge's Fore Street, 11 Kings Market offers a spacious first-floor apartment designed for modern living.

Accessed through the modern enclosed courtyard of Kings Market, there are stairs to the first floor and a clean and bright walkway takes you to the front of the property. This apartment has a secure door leading to two properties, one of which is number 11.

Upon entering the property, there is a welcoming hallway with doors to the bedrooms and bathroom and leads to the living space.

The open-plan living area, flooded with natural light from the double velux windows, is a generous size with plenty of room for living room furnishings as well as a table and chairs for dining.

The kitchen is equipped with a selection of units, with workspace over and inset sink and drainer beneath a further velux window. An electric oven with hob and extractor over is fitted and there is a further integrated fridge freezer. The kitchen also benefits from a fitted washing machine under the island and integrated dishwasher under the sink.

There are two double bedrooms, both of which are of a good size and also feature velux windows. Bedroom 1 has the added benefit of built-in storage.

Completing the accommodation, the family bathroom includes a three-piece white suite comprising a bath with shower over, low WC, and hand wash basin.

Parking is available in the car park outside and parking permits are available on the South Hams Council website.

### **Further Information & Services:**

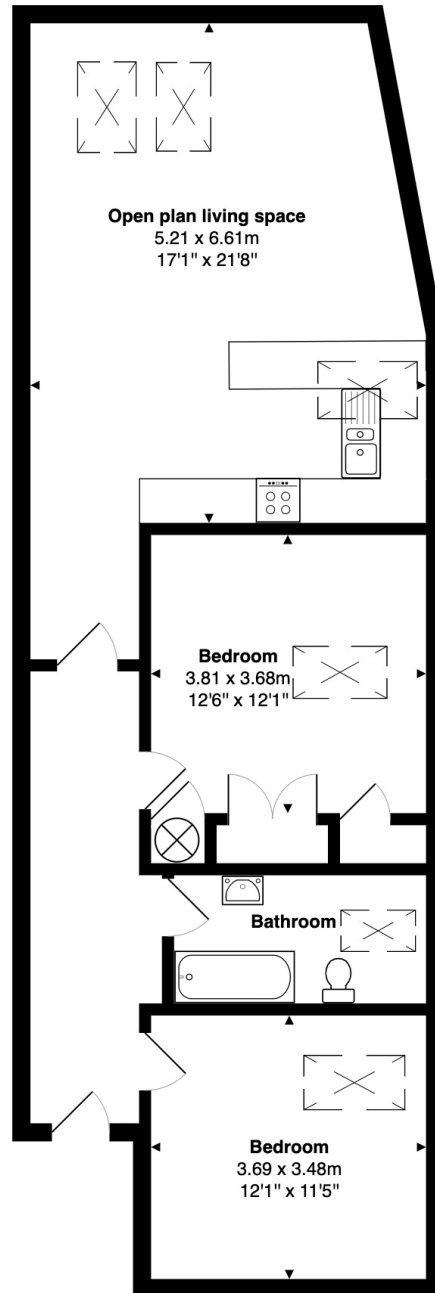
**Tenure:** Leasehold (99 year lease since 2014 with 89 years remaining)

**Services:** Mains electric and water, electric heating. Phone entry system.

**EPC Rating:** C

**Council Tax:** Band B

**Service Charges:** Approximately £1750 per annum (inclusive of sinking fund)



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