



7 Kings Court, Embankment Road
Kingsbridge, Devon TQ7 1SP

SOUTH HAMS'
LEADING
ESTATE AGENT

Marchand Petit
ESTATE AGENTS





7 Kings Court, Embankment Road

Kingsbridge, Devon TQ7 1SP

Based directly on the Kingsbridge/Salcombe Estuary and benefiting from unobstructed water views, 7 Kings Court is a delightful bright and spacious first floor apartment that offers immaculate accommodation throughout.

All rooms are accessed of the entrance hall which has a useful built-in store cupboard. There is good size kitchen with fitted floor and wall units, integrated appliances and space for a dining table and chairs. A sitting room with patio doors leading out onto a generous balcony which is an ideal spot for sitting and enjoying the views.

Bathroom with a cream suite and shower above the bath plus a separate cloakroom, and two double bedrooms, one with fitted wardrobes.

The ground floor of the building is arranged as garaging, and there is an allocated space for the apartment along with visitor parking.

Part of the quay is allocated to the apartments, and it is possible to moor alongside, subject to Harbour Authority regulations.

An ideal property for either permanent, holiday use and we would strongly recommend viewing.

Kings Court is a development of 16 similarly styled apartments built in the mid 1990's. enjoying fabulous, uninterrupted views over the estuary and open countryside beyond. Kingsbridge provides a good range of shops, restaurants/pubs, 2 supermarkets, cinema, leisure centre with indoor swimming, numerous sports and fitness facilities, medical centre, community hospital, library and churches, primary school, and a community college. Close by there are boat moorings, quays, and slipways at the head of the estuary. The area has an abundance of sandy beaches and coastal and countryside walks, with the popular sailing towns of Dartmouth and Salcombe within easy reach.

KEY FEATURES

- Delightful first floor apartment
- Stunning estuary and countryside views
- Allocated covered parking
- Immaculately presented
- Good neutral decoration throughout

BEDS 2 | BATHS 1 | RECEPTS 1 | EPC - B | COUNCIL TAX - E

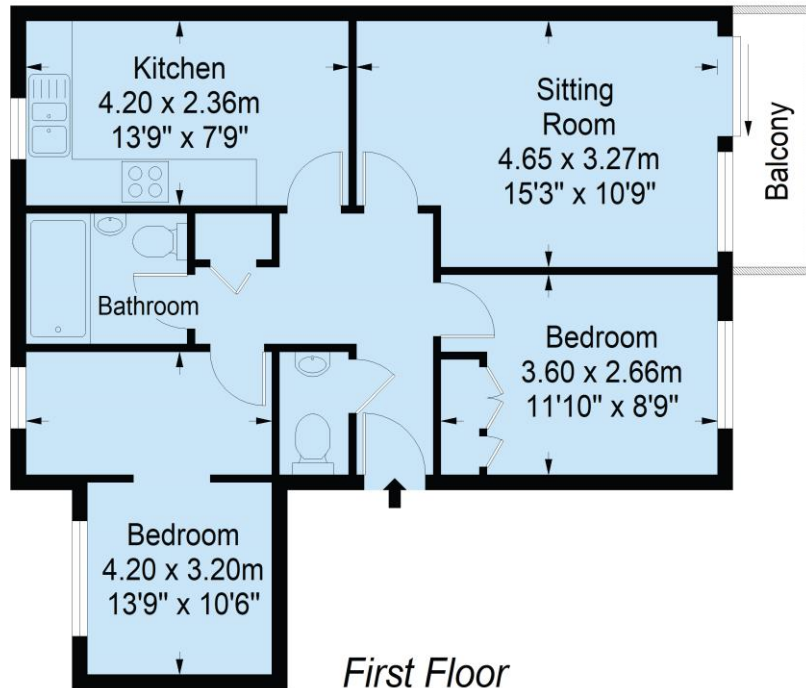
SERVICES – Mains electricity, gas, water and drainage. Gas central heating.

TENURE - The property is Leasehold, 125-year lease from 2013.

A service charge of approximately £1,950 per annum covers the maintenance and insurance of the building and the lighting/cleaning of the communal areas.

Holiday lets are not allowed but long term lets may be permitted.

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



First Floor

*Total area 59 Sq.m
(639 Sq.ft) Approx.*



DIRECTIONS

what3words - onion.graduated.limits

From the quay in the centre of Kingsbridge head out of town along the Embankment on the A379 Dartmouth Road, immediately after passing the Crabshell Inn turn right into Kings Court car park.

VIEWING

Very strictly by appointment only through Marchand Petit (Kingsbridge office) Tel: 01548 857588.

IMPORTANT NOTICE

1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office.

MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

**SOUTH HAMS'
LEADING
ESTATE AGENT**

Marchand Petit
ESTATE AGENTS