



Luscombe Maye
Since 1873

The Promenade, Kingsbridge

Guide Price £210,000

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This charming and well-proportioned ground floor apartment is situated within a beautifully converted Malt Mill, enjoying character yet with modern conveniences. Having a spacious bedroom and bathroom, the property is presented in excellent order throughout, making it an ideal home or additional residence for those seeking a central yet peaceful location in Kingsbridge.

The light and airy living room features patio doors that flood the space with natural light. There is ample room for dining and the layout flows seamlessly into the modern kitchen, which is thoughtfully designed with contemporary fittings and plenty of storage.

Outside you have ample space for dining alfresco or enjoying a morning coffee.

Located just a short, level walk from the picturesque estuary and the bustling town centre, the property provides easy access to Kingsbridge's excellent amenities. From independent shops, supermarkets and a variety of restaurants and pubs to the leisure centre and cinema, everything you need is within reach. The town also boasts a health centre, a harbour with boating facilities and a thriving community atmosphere.

Kingsbridge is perfectly positioned at the head of the Salcombe Estuary, offering excellent access to the stunning Devon countryside and coastline. With some of the region's most beautiful beaches just a short drive away, this property presents an incredible opportunity for anyone seeking a vibrant lifestyle in a serene setting.

Whether you're looking for a central home with a level access or a lock up and leave property, this apartment ticks all the boxes.

MATERIAL INFORMATION

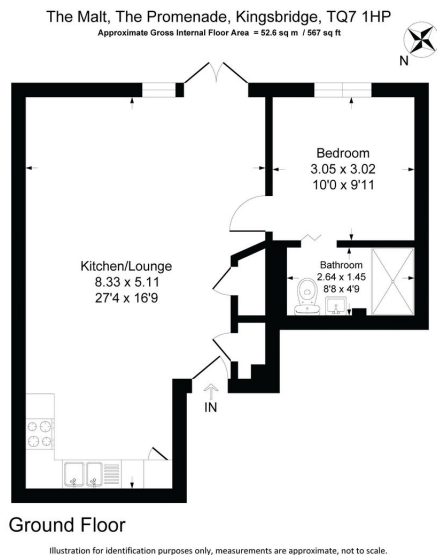
Verified Material Information - see QR code for further details

Council tax band: B

Tenure: Leasehold, 978 years remaining (999 years from 2004)

Ground rent: £100 pa





- Light & Airy Throughout
- Proximity To Amenities
- Outside Space
- Open Plan Layout
- Ground Floor Apartment
- Superb Lock Up & Leave
- Convenient Location
- Spacious Bedroom
- Former Malt Mill
- Level Access

