



Luscombe Maye
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Crabshell Heights, Kingsbridge, TQ7 1FE

Offers Over £450,000

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DESCRIPTION

This immaculately presented two-bedroom top-floor apartment with lift access boasts stunning views over the Kingsbridge Estuary, offering a tranquil and scenic setting. The modern open-plan kitchen, dining, and living space is bathed in natural light, thanks to three Velux windows that brighten the room. A glazed French door opens out onto a spacious decked roof terrace, the perfect spot for entertaining or simply enjoying the beautiful surroundings.

The kitchen features stylish tiled flooring that contrasts with the carpeted living area, providing both practicality and a visual distinction. The shaker-style kitchen is finished with a wooden worktop, offering both a warm aesthetic and functional design. The clean, crisp lines of the space are complemented by a tasteful decorative finish, adding to the apartment's sophisticated charm.

The hallway leads to a generously sized double bedroom, while a separate, well-appointed family bathroom offers modern fixtures and fittings. The bathroom is complete with a vanity unit containing a WC and basin, contributing to the apartment's stylish yet practical design.

Additional features include designated undercover parking and visitor parking, making this property as convenient as it is beautiful.

Perfectly positioned for those who appreciate both style and functionality, this apartment is an ideal home with a prime location near the Kingsbridge Estuary.

MATERIAL INFORMATION

To ensure legal compliance, we require our sellers to complete a Property Information Questionnaire or provide a Material Information Guide along with the title document. If available, please scan the QR code or access the additional online material information <https://moverly.com/sale/Vo1xgXycJkfSuNuH7V1r8e/view>. Alternatively, you can contact our team for this information.

FURTHER INFORMATION



15 Crabshell Heights, Embankment Road, Kingsbridge, TQ7 1FE

Approximate Gross Internal Floor Area = 83.4 sq m / 898 sq ft

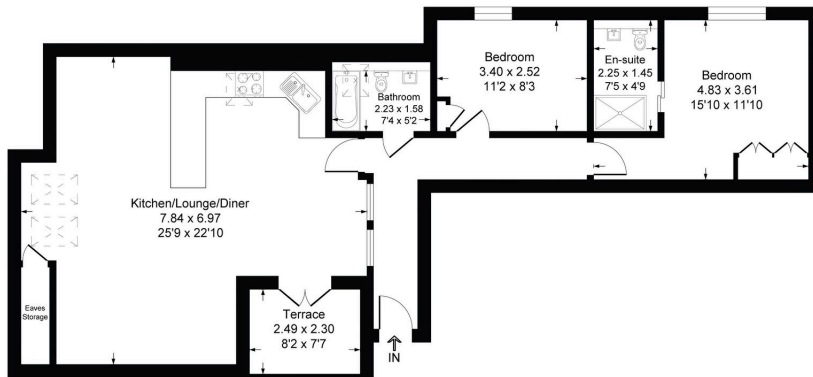


Illustration for identification purposes only, measurements are approximate, not to scale.

- Two bedroom top floor apartment
- Bathroom and en suite
- Contemporary kitchen
- Covered parking space and visitor parking
- Immaculately presented throughout
- Open plan living and dining
- Outside sitting/ dining area
- Lift access



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	