



Luscombe Maye  
Since 1873



Flat 3, Balkwill Court, Balkwill Road  
£110,000

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\*\*\* AUCTION SALE VIA BAMBOO AUCTIONS \*\*\*

This one-bedroom first-floor apartment presents a fantastic opportunity for renovation, offering great potential for those looking to put their personal touch on a property. The spacious open-plan kitchen, dining, and living area is filled with natural light, offering delightful views over the generous communal garden at the front of the building. To the rear of the apartment, you'll find a good-sized double bedroom and a separate family bathroom, both of which benefit from a peaceful position within the property.

Outside, there is a well-maintained communal garden, and at the rear, a shared courtyard with designated storage in an outbuilding. Located just a short walk from the town centre, this property is ideally situated for easy access to local amenities, shops, and transport links.

While the apartment requires a complete refurbishment, it provides a wonderful opportunity to create a stylish home in a prime location.

Perfect for first-time buyers or investors looking for a project with great potential.

### METHOD OF SALE

The property is offered for sale by Traditional Online Auction (unless sold prior) via Bamboo Auctions.

The auction end date is 12 noon on 01/05/2025 and exchange will occur when the online timer reaches zero (provided the seller's reserve price has been met or exceeded).

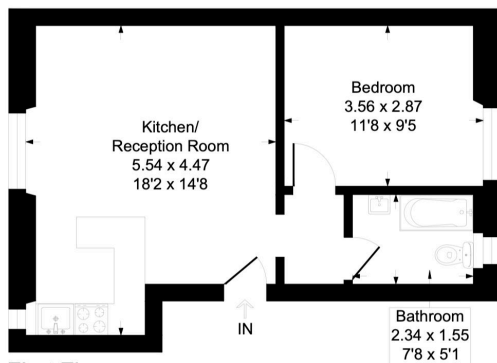
The winning buyer will be legally obliged to purchase the property at their highest bid price.

The vendor reserves the right to withdraw or alter the property for sale prior to the auction end date.



# Flat 3, Balkwill Court, Balkwill Road, Kingsbridge, TQ7 1HA

Approximate Gross Internal Floor Area = 39.7 sq m / 428 sq ft



First Floor

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



- One Bedroom, First Floor Apartment
- Close to Town Centre
- Requires Renovation
- Communal Garden and Courtyard
- Peaceful Location
- For Sale by Auction

## Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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