



FLAT 19 EMBANKMENT ROAD KINGSBRIDGE

£1,500 Per

Experience the ultimate in luxury with this recently renovated 2-bedroom, 2-bathroom waterfront property on the coveted Embankment Road in Kingsbridge. This prestigious residence offers breathtaking water views and a unique living experience. EPC D.

Upon entering, you're welcomed by a spacious hallway that seamlessly connects the entire apartment. The family bathroom features a bath, shower, pedestal wash hand basin, WC, and heated towel rail, while the second bedroom offers lovely views of the communal gardens.

The newly fitted kitchen comes with built-in appliances, making meal preparation a delight.

The master bedroom includes a private balcony with stunning water and countryside views. This west-facing haven is perfect for enjoying beautiful sunsets, and the walk-in shower room adds extra comfort and convenience.

At the heart of the property is a large open-plan living and dining area with triple aspect windows that showcase spectacular water views. Also side door giving access to the balcony.

Although the apartment is on the ground floor, lift access allows easy movement to the lower ground floor, where you will find private parking. Additionally an electric car point is available for your



Full Description

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Although the apartment is on the ground floor, lift access allows easy movement to the lower ground floor, where you will find private parking. Additionally an electric car point is available for your convenience. Residents can also enjoy beautifully landscaped communal gardens, perfect for relaxation and connecting with nature. For water enthusiasts, the property has access to a private slipway, offering direct access to the Kingsbridge and Salcombe Estuary for boating and water activities.

Services - Mains water, drainage and electric with electric heating and hot water. Council Tax Band G

Local Authority - South Hams District Council, Follaton House,

Plymouth Road, Totnes, Devon, TQ9 5NE.


Letting - The property is available to rent on an Assured Shorthold Tenancy. Rent £1500.00 per calendar month. Should consent for a pet be permitted the rent will be £1525.00 pcm. Deposit £1730.76 All deposits for a property let by Charles Head are held in an approved Tenancy Deposit Scheme. Usual references required. Viewings strictly by appointment with Charles Head.

Holding Deposit And Tenant Fees - This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Charles Head please refer to the Scale of Tenant Fees available on Charles Head website, office or on request. For further clarification before arranging a viewing please contact the lettings office dealing with the property.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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 

EPC Rating: **Council Tax Band:**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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