

FLAT 7 ALBION COURT KINGSBRIDGE



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

FLAT 7 ALBION COURT

Description

Set on the first floor of a characterful building discreetly positioned just off Fore Street, this generously proportioned two-bedroom apartment offers an appealing combination of town-centre convenience, flexible accommodation and allocated parking. It presents an excellent opportunity for first-time buyers, investors or those seeking an easily managed South Devon base within walking distance of everyday amenities.

The accommodation opens into a spacious, open-plan kitchen and living area, creating a sociable heart to the home. The kitchen is arranged around three sides and fitted with a broad range of light wood-effect units, complemented by dark work surfaces and tiled splashbacks. There is an oven with hob, space and plumbing for a washing machine, and a sink positioned beneath the window. A breakfast-bar-style divide provides a natural transition into the living space while retaining an open, connected atmosphere.

The living area offers ample room for distinct sitting and dining zones, making it equally suited to relaxed evenings and entertaining. Dual aspect windows introduce natural light, while a glazed external door adds to the bright feel.

The principal bedroom is a well-sized double room with two windows. It benefits from an en-suite shower room, fitted with a glazed shower enclosure, wash basin and heated towel rail. The second bedroom is also a comfortable double, offering versatility as guest accommodation, a home office or a dedicated hobby room. Its fitted storage further enhances the apartment's practical credentials.

Serving the second bedroom and visitors is a separate bathroom with shower above the bath, wash basin and WC. A large window brings welcome daylight into the room. Additional built-in cupboards throughout the accommodation help keep the living areas uncluttered.

Outside, the apartment has the significant advantage of an allocated parking space—an especially valuable feature in such a central setting and use of a communal garden area. Albion Court is approached through an attractive arched entrance from Fore Street, leading into a tucked-away courtyard environment.

Situation

Kingsbridge is a thriving market town at the head of its picturesque estuary, offering independent shops, cafés, restaurants, pubs, supermarkets, a cinema, leisure centre, medical facilities and well-regarded schools. Quays, slipways and moorings are close at hand, while South Devon's sandy beaches and scenic coastal walks are readily accessible. The renowned sailing destinations of Salcombe and Dartmouth are also within easy reach.

Directions

what3words - sunset.pleaser.pioneered

If you are looking at our office in Fore Street go though the archway to the right-hand side, Albion Court is on the left-hand side and the entrance is through the double white doors.



PROPERTY DETAILS

Property Address

Flat 7 Albion Court, Fore Street, Kingsbridge, Devon TQ7 1PY

Mileages

Totnes 13 miles; A38 Devon Expressway 10 miles; Salcombe 6 miles; Plymouth 20 miles (distances are approximate)

Services

Manis electricity, gas, water and drainage. Gas combi boiler for hot water and central heating. Smoke alarm linked to central system. Carbon monoxide alarm.

EPC Rating

Band C. Current: 72, Potential: 79

Council Tax Band

A

Tenure

Leasehold. 189 years from 25/03/1990. Peppercorn ground rent. Service/maintenance charge approx £1721.01 pa (2025-2026).

Authority

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon TQ9 5NE. Tel: 01803 861234.

Key Features

- First floor apartment
- Spacious open-plan kitchen and living area
- Two double bedrooms
- Bathroom and en-suite shower room
- Allocated parking space
- Communal garden area
- Close walk to all town’s amenities

Fixtures & Fittings

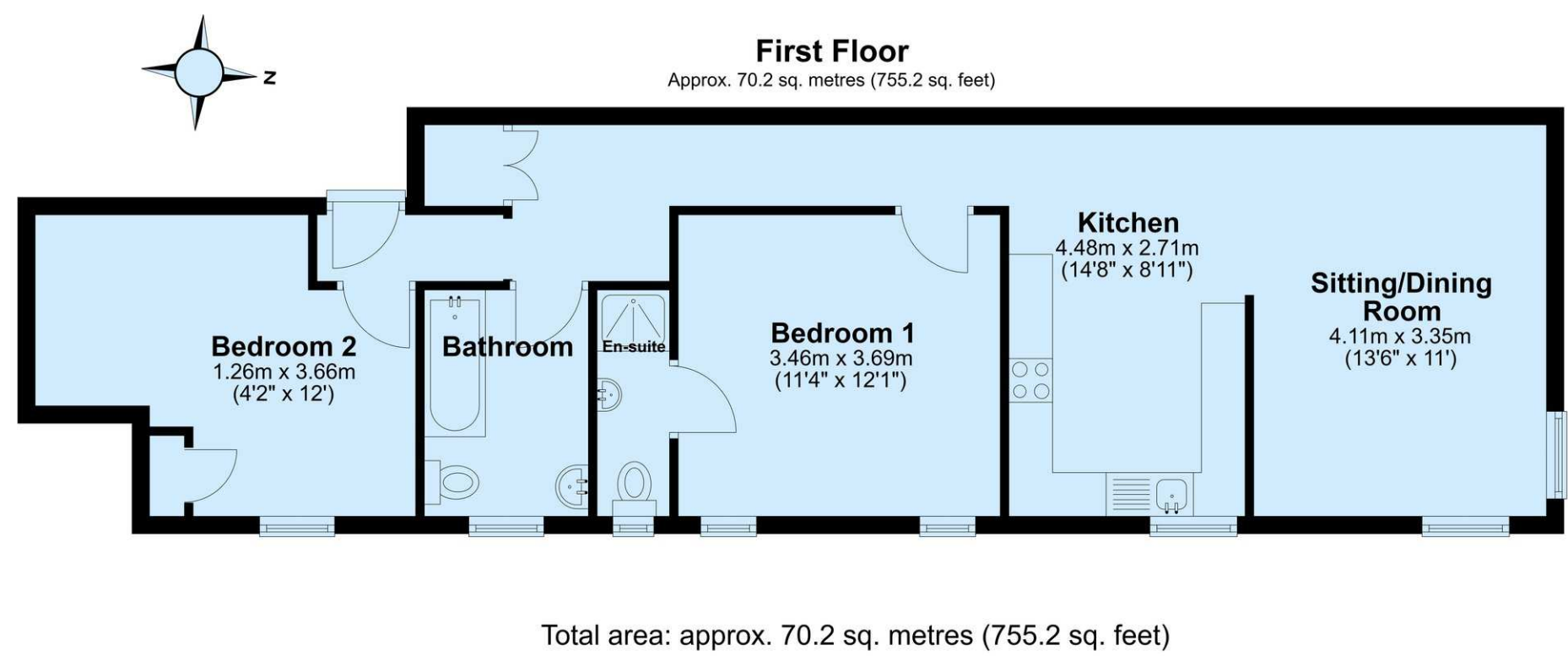
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Viewing

Strictly by appointment with the sole agents, Marchand Petit, Kingsbridge. Tel: 01548 857588.



FLOOR PLAN



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