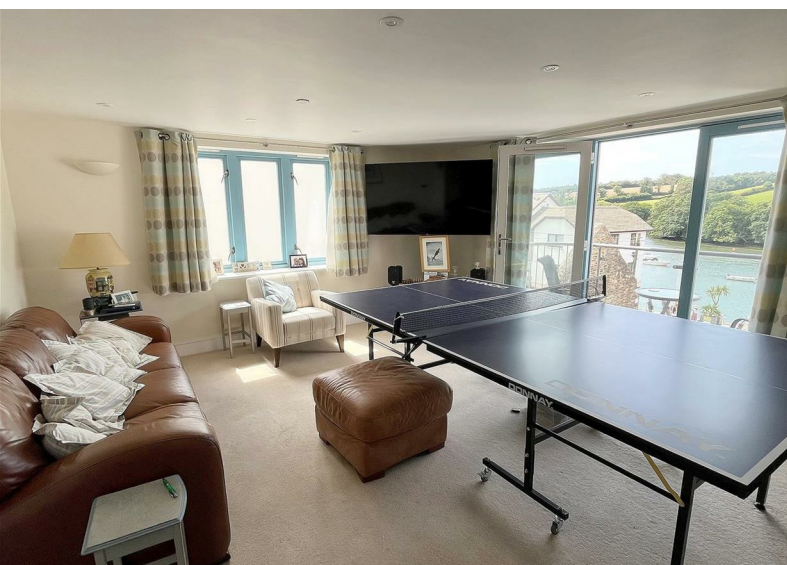




4 Crabshell Heights Embankment Road
Kingsbridge
Price £475,000

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ESTATE AGENTS

A modern, bright and spacious 3 bedroom apartment located within the exclusive Crabshell Heights development. The property benefits from Estuary views, a balcony, covered parking and lift access.



4 Crabshell Heights Embankment Road, Kingsbridge, TQ7 1FE

THE ACCOMMODATION COMPRISES: (ALL MEASUREMENTS APPROX)

A covered parking area with allocated parking space and visitor parking leads to the communal lobby with lift and stairs rising to the 4th floor.

ENTRANCE HALL

Utility cupboard with space and plumbing for washing machine, additional storage cupboard.

OPEN PLAN KITCHEN / LOUNGE

A range of modern gloss fronted kitchen units with granite effect worktops over. Integrated oven and hob with extractor over, integrated fridge freezer, integrated dishwasher, sink and drainer with mixer tap, cupboard housing the combination gas boiler which provides hot water and central heating. Window to side, bifold doors with estuary views leading to balcony.

BEDROOM 1

Built in wardrobes, window to side.

EN-SUITE

Large shower cubicle with sliding door and mains pressure shower, sink, low level WC, ladder style heated towel rail, extractor fan, obscured window to rear.

BEDROOM 2

Window to rear.

BEDROOM 3

Window to rear.

BATHROOM

3 piece suite comprising of panelled bath, low level WC and wash hand basin. Chrome ladder style heated towel rail, extractor fan.

BALCONY

A 3m wide balcony with galvanised and glazed balustrade tooling onto the estuary.

PARKING

A covered parking area under the property provides a separated allocated parking space along with visitor parking.

CENTRAL HEATING

Underfloor heating is provided by a combination gas boiler.

SERVICES

Electricity, water and drainage are connected.

COUNCIL TAX BAND: E

SERVICE CHARGE

Approx. £3,431.56 PA inclusive of buildings insurance, communal maintenance and a reserve fund.

GROUND RENT

£250 PA

LEASE

999 years from 1st January 2009

CONSUMER PROTECTION FROM UNFAIR TRADING

These details are for guidance only and complete accuracy cannot be guaranteed. If there is

any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regards to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

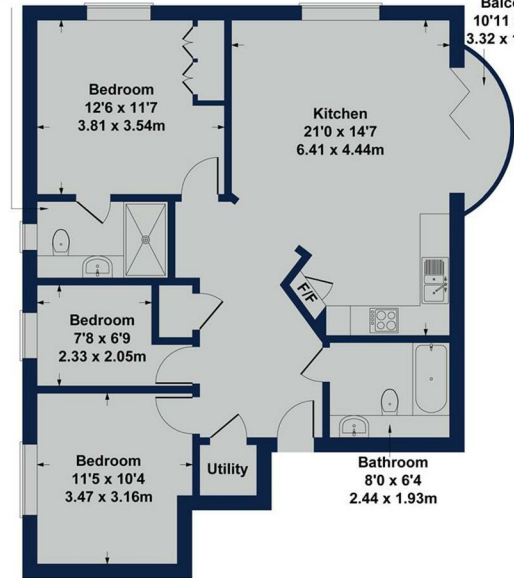
Flat 4 Crabshell Heights

Approximate Gross Internal Area
867 sq ft - 81 sq m

En-Suite
8'9" x 5'1"
2.66 x 1.55m



Balcony
10'11" x 3'7"
3.32 x 1.09m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
Produced by The Plan PortalPotterplans Ltd. 2025



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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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