



11 Albion Court



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Kingsbridge, TQ7 1PY

Salcombe 6 miles. Dartmouth 14 miles. Totnes 13 miles.

A light and spacious, third floor apartment in the centre of town, with three bedrooms, generous living space and parking.

- Chain Free Apartment
- Three Bedrooms
- Parking Space
- Council Tax Band B
- Third Floor
- Lounge/Diner
- Leasehold - 64 Years Remaining

Guide Price £150,000

The market town of Kingsbridge lies at the head of the Salcombe estuary and is surrounded by beautiful rolling countryside. It offers an excellent range of shops, local services and facilities which include a Sports Centre (with a competition-size indoor swimming pool), primary and secondary schools, health centre and cottage hospital. The sailing town of Salcombe is only 6 miles away whilst Totnes and Dartmouth are both within easy reach.

Located off Fore Street this conveniently positioned apartment is within an imposing Victorian building, formerly the Albion Hotel. The apartment is located on the third floor with accommodation of generous proportions. The apartment comprises, entrance hall giving access to a shower room, three bedrooms, lounge/diner and kitchen.

There is one allocated parking space associated with this apartment.

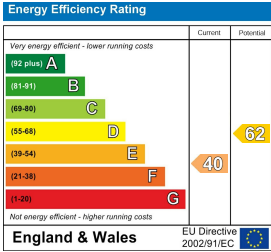
Based on the latest data at Ofcom Superfast broadband and mobile coverage from EE, O2, Vodafone & Three are available at the property. Mains drainage, electricity & water. Electric heating.

Lease information - Service charge - £2,126.70. Ground rent - £100.00. 64 years remaining on the lease.



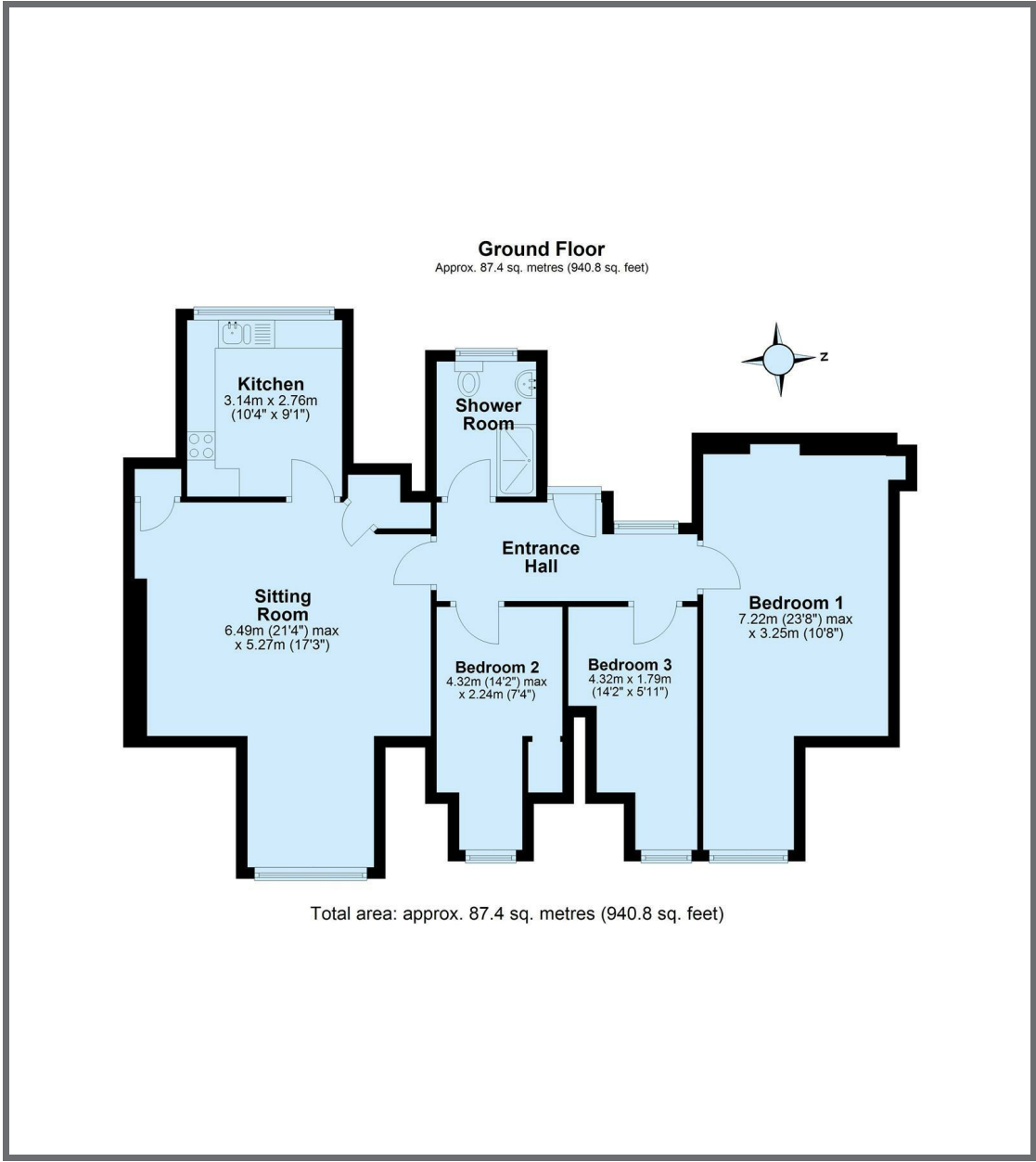


IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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