



Luscombe Maye

Since 1873

Embankment Road, Kingsbridge

Guide Price £300,000

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A well-presented two-bedroom first-floor flat enjoying a desirable waterside position with attractive views over the estuary, offering a peaceful and scenic outlook. Stairs lead to the communal entrance hall, with a private front door opening into a spacious central hallway from which all rooms flow. Decorated in neutral tones throughout, the apartment benefits from an abundance of natural light provided by well-positioned windows.

The property features a bright and spacious open-plan kitchen and living area, creating a modern and versatile space ideal for both everyday living and entertaining. Large windows and a patio door open onto a private balcony with stunning estuary views, allowing natural light to flood the room while making the most of the picturesque surroundings.

The accommodation comprises two well-proportioned bedrooms, both offering comfortable and flexible living space suited to a range of buyers, whether as a main residence, second home, or investment opportunity. The kitchen area provides ample space for a small dining table, perfect for cosy evenings in, while the living area forms the heart of the home with a practical layout designed for modern lifestyles. A good-sized family bathroom and a separate w/c completes the accommodation, fitted with a bath and overhead shower.

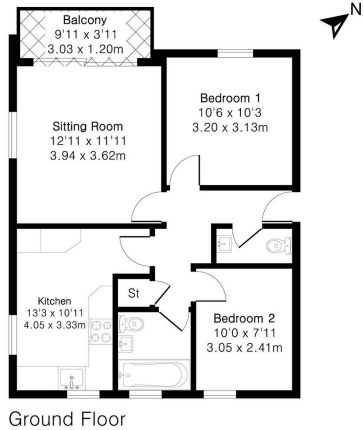
Externally, the property further benefits from allocated parking and a lockable garage space, adding convenience and ease of access. Positioned in a sought-after waterside location, this flat presents an excellent opportunity for those seeking a low-maintenance home with beautiful views, while remaining within easy reach of local amenities and transport links.

FURTHER INFORMATION

As part of our transparency policy, we request our sellers fill out a Property Information Questionnaire. This information can be provided to you. However, we recommend that you verify any information given during the conveyancing process.



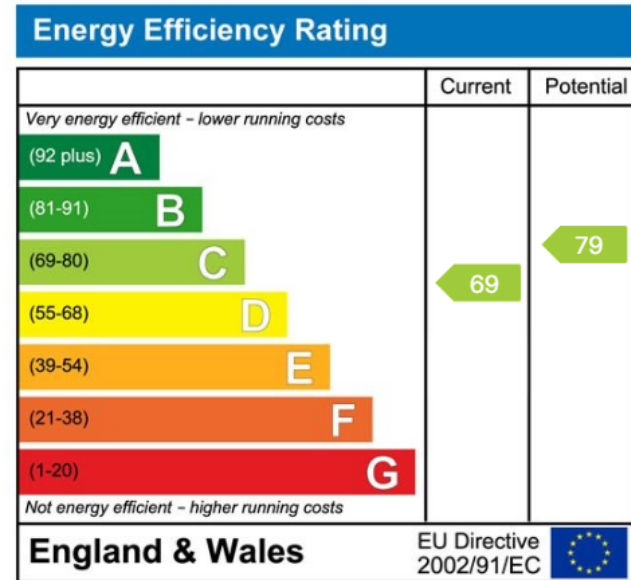
Approximate Gross Internal Area 611 sq ft - 57 sq m



- Two well-proportioned bedrooms
- Bright and spacious open-plan living area
- Good natural light throughout
- Ideal first-time buy, investment, or second home
- Attractive water views
- Modern kitchen/lounge layout
- Allocated parking
- Lockable garage space



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure shown is for initial guidance only and should not be relied on as a basis of valuation.



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Kingsbridge:
 62 Fore Street, Kingsbridge TQ7 1PP
 01548 857474
 kingsbridge@luscombemaye.com
www.luscombemaye.com