

Retreat Close, Kingsbridge

Kingsbridge

£155,000

The Property:

A spacious two-bedroom ground floor apartment with allocated parking and communal gardens, conveniently positioned within easy walking distance of Kingsbridge town centre. Offered with no onward chain and an exceptionally long lease of approximately 948 years remaining.

The property offers a generous dual-aspect lounge, separate kitchen/breakfast room, double bedroom with built-in storage, versatile second bedroom and bathroom. Outside, residents benefit from communal gardens, allocated parking and a visitor space.

The apartment is offered at £155,000 and benefits from a £10 annual ground rent, £438.38 annual service charge and Council Tax Band A.

It would make an appealing first home, downsizer or long-term rental investment.

The Location:

The sought after market town of Kingsbridge is located at the head of the estuary in the beautiful South Hams, an 'Area of Outstanding Natural Beauty'. There is a fantastic range of local and independent shops, restaurants, pubs, two supermarkets, a cinema, a leisure centre with swimming pool, medical centre and community hospital. With being close to many beautiful beaches and Salcombe, Kingsbridge brings convenience as well as a coastal lifestyle that many are looking for.













Bedrooms: 2 | **Bathrooms:** 1 | **Receptions:** 1

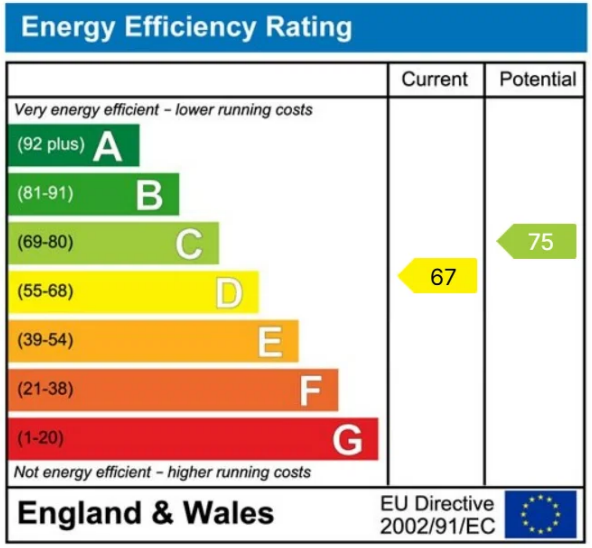
Property Information:

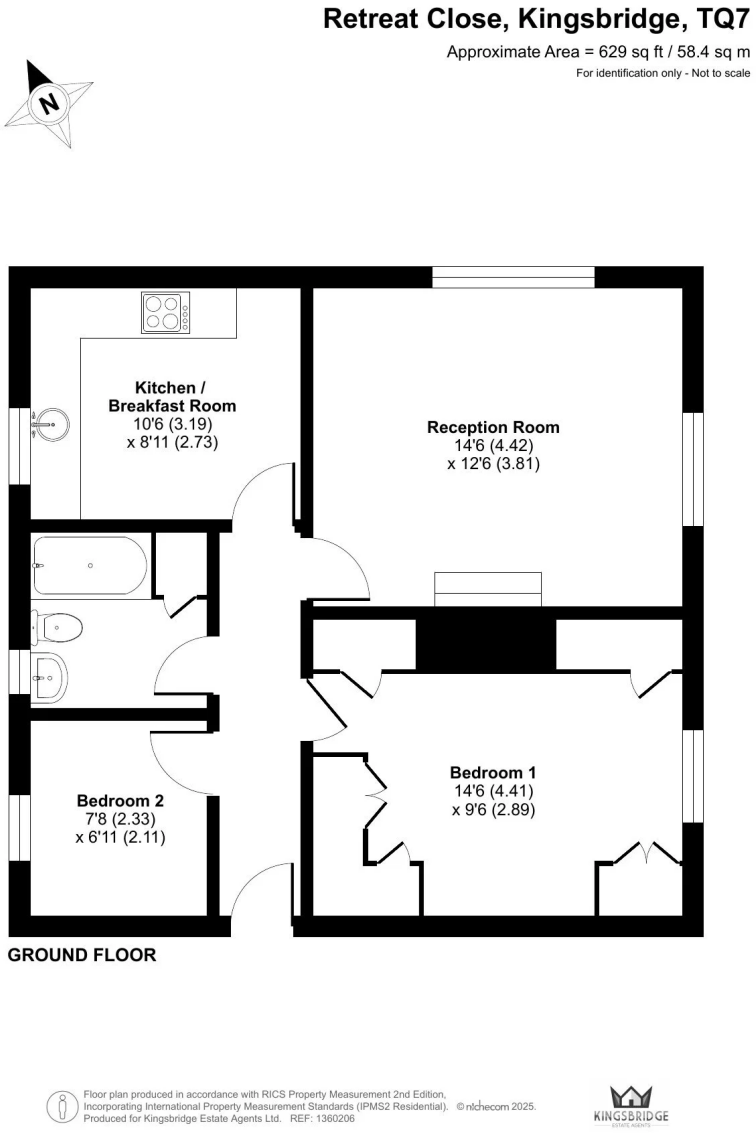
Tenure: Leasehold. 990 years from 1984 with 948 years remaining. Ground rent of £10 per annum. Service charge of £438.38 per annum. Managed by Livewest.
Council Tax Band: A
EPC Rating: D
Construction Type: Standard brick/block.
Utilities: Mains water supply and drainage. Mains electric. Mains Gas. Gas Central Heating.
Mobile Coverage: According to Ofcom, mobile coverage is available from EE, Vodafone, O2, and Three. Signal strength may vary.
Broadband Availability: Superfast and Ultrafast fibre available – check via Ofcom or supplier
Flood Risk: According to the Environment Agency, the property is in a low risk flood zone. Buyers are advised to conduct their own due diligence.
Planning or Development Issues: None Known

Additional Notes
Buyers are encouraged to review this information alongside a full survey and legal advice. Full due diligence should be undertaken before entering into a contractual commitment.

Disclaimer
Every effort has been made to ensure the accuracy of these property details, however, they do not form part of any offer or contract and should not be relied upon as statements of fact. All measurements, floor plans, and photographs are provided for guidance only and may not be to scale. Services, systems, and appliances listed have not been tested by Kingsbridge Estate Agents and no guarantees can be given as to their working order. Buyers are advised to obtain verification from their solicitor or surveyor before proceeding with any purchase. If the property is above or adjacent to a commercial premises, mortgage availability may be affected and







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Disclaimer:

These property particulars have been prepared in good faith to give a fair overall description of the property. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars.

Any areas, measurements or distances referred to are approximate and may be subject to change. Descriptions of condition, planning permissions or potential use are given in good faith but should not be taken as a guarantee.