



Luscombe Maye

Since 1873

The Malt, Kingsbridge

£275,000

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Luscombe Maye are delighted to bring to market this well presented two-bedroom apartment, enviably positioned on the sought-after Embankment Road, just moments from the estuary and within easy walking distance of the town centre and local amenities.

The property offers bright and well-proportioned accommodation throughout, centred around a spacious open-plan kitchen, living and dining area. The kitchen is fitted with a range of matching wall and base units, ample worktop space and integrated appliances, creating a practical and sociable environment for everyday living. Beyond, the living and dining area enjoys a wonderful outlook across the estuary, with French doors opening onto a private Juliet balcony, providing the perfect spot to relax and take in the views.

The principal bedroom is a generous double room benefiting from fitted storage, an en-suite shower room and attractive estuary views. The second bedroom is also a comfortable double, served by a separate family bathroom, making the property equally suited to permanent occupation, holiday use or investment purposes. Additional storage cupboards provide valuable practicality throughout the apartment.

Externally, residents enjoy access to beautifully maintained communal garden with a seating area, offering a peaceful space to unwind. The property also benefits from an allocated parking space.

Combining modern living with a highly convenient waterside location, this superb apartment offers estuary views, private Juliet balcony space and easy access to everything the town has to offer.

Verified Material Information

Costs and tenure

Tenure: Freehold

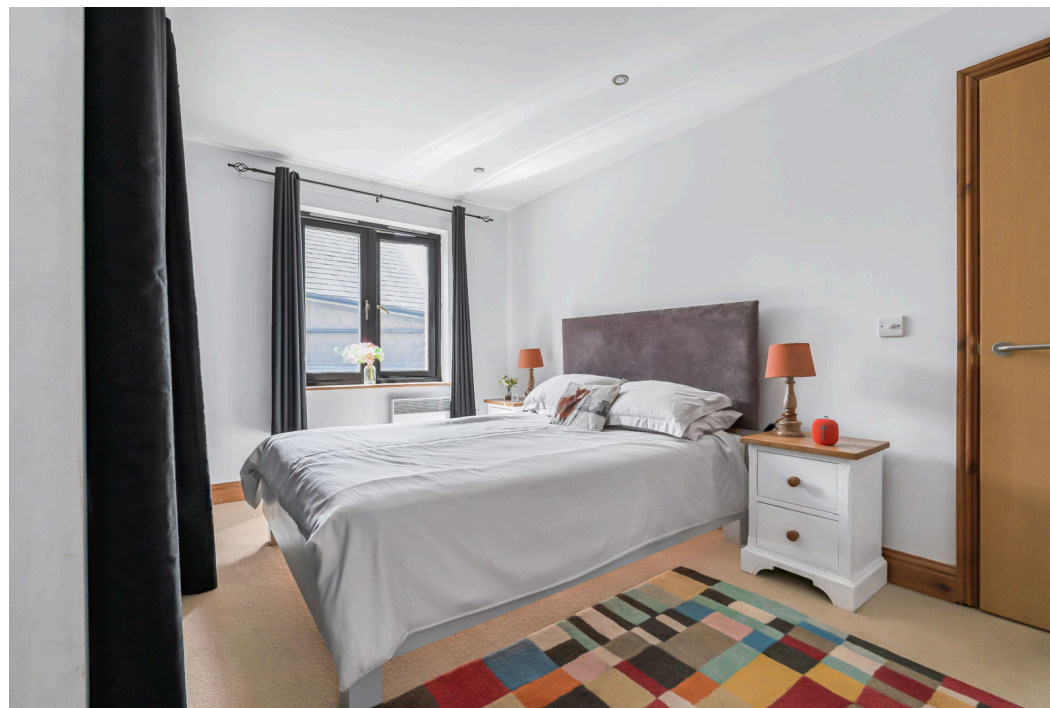
Council tax band: D

EPC rating:

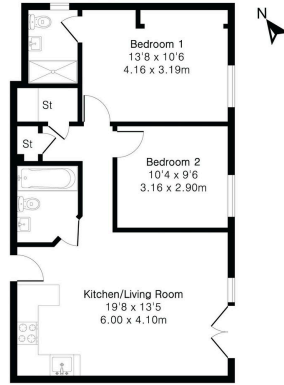
Loft access: no

Outside areas: Side garden

No spray foam insulation



Approximate Gross Internal Area 669 sq ft - 62 sq m



First Floor



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.



- Estuary Views
- En-Suite
- Open Plan Living
- Holiday Let Potential
- No Onward Chain
- Two Double Bedrooms
- Allocated Parking
- Centre Location
- Juliet Balcony



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	85	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.



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