



CH

7 ALBION GARDENS

KINGSBRIDGE

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TQ7 1PS



7 ALBION GARDENS

GROUND FLOOR

Entrance Hallway

FIRST FLOOR

Living Room | Kitchen | Bedroom 1 | Bedroom 2 | Bathroom

EXTERNAL

Allocated Parking Space



“A two bedroom apartment in a town central location with parking”...

A fantastic opportunity to purchase an apartment in a highly convenient, central Kingsbridge location, while being pleasantly tucked away from the hustle and bustle of the town.

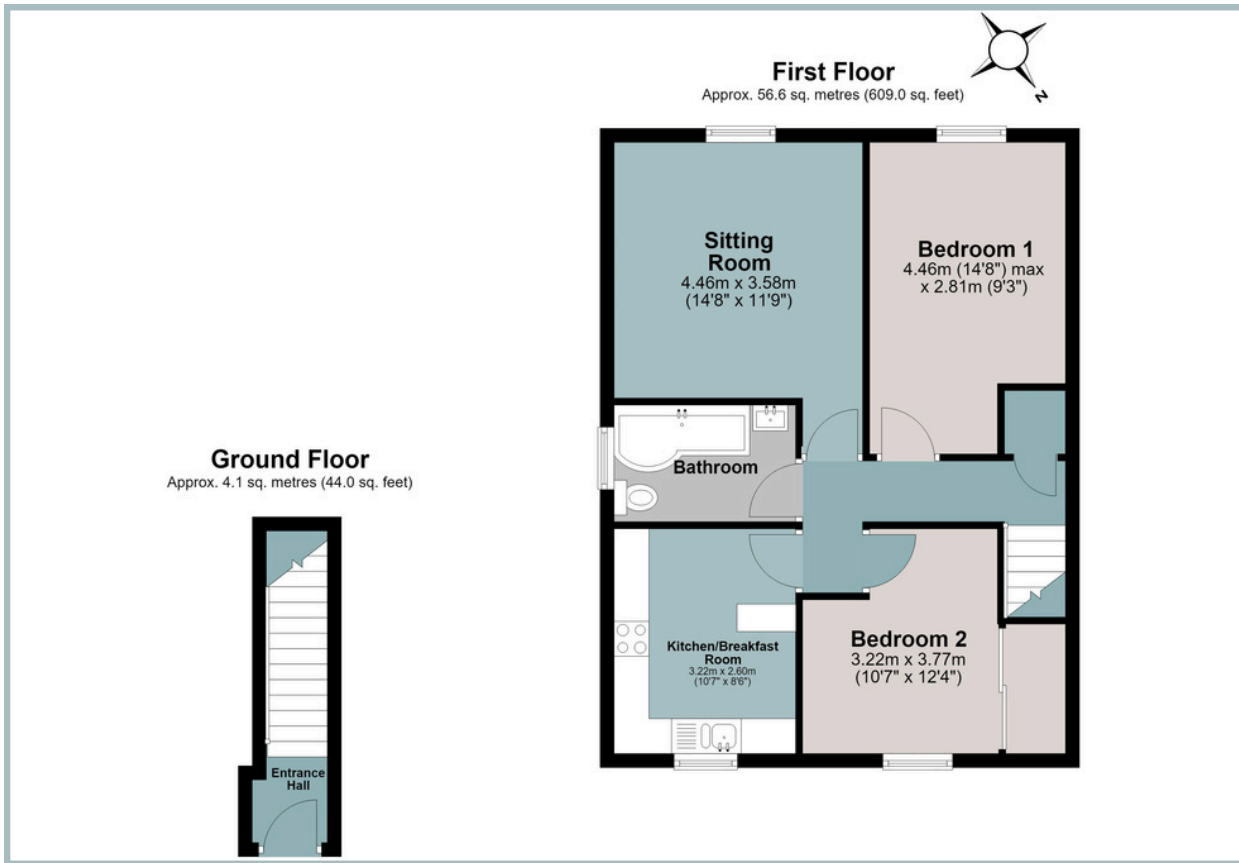
- Central town location
- Two bedrooms, 1 bathroom
- Allocated parking
- Visitor parking
- Perfect for first time buyers, lock up and leave or investment.

The property is approached via a private staircase leading to the first-floor accommodation. Once inside, a welcoming hallway provides a useful storage cupboard and access to the loft space. The kitchen offers plenty of worktop and storage space, together with a practical breakfast bar area. The living room is light and bright, creating a comfortable and inviting space in which to relax. There are two bedrooms, including a generously sized main bedroom and a further double bedroom. The accommodation is completed by the main bathroom, fitted with a bath and shower over.

Externally, the property benefits from one allocated parking space, along with additional visitor parking. Set within the popular Albion development at the top of Kingsbridge town, the parking area and properties are accessed via secure electric bollards. With its central yet tucked-away position, allocated parking and well-proportioned accommodation, this property would make an excellent first-time purchase, convenient lock-up-and-leave home or investment opportunity.



TOTAL APPROXIMATE AREA: 60.7 SQ M 653 SQ FT



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Tenure: Leasehold of 1000 years with 996 years remaining

Council Tax Band: C

Local Authority: South Hams District Council

Services: Main electricity, water, drainage and gas. Gas central heating

Service Fee: Approx. £1000 per annum. Payable in two instalments of £500. £50 ground rent.

EPC: Current C (76) Potential C (76)

Viewings: Very strictly by appointment only

Location: Kingsbridge is a sought-after market town nestled at the estuary head in the beautiful South Hams, a designated Area of Outstanding Natural Beauty. You'll find an array of independent shops, renowned dining experiences and cosy local pubs. The town amenities include two supermarkets, petrol station, cinema, leisure centre, medical facilities, community hospital and excellent schools.

Kingsbridge Community College is one of the top-rated secondary schools in the UK. The estuary offers boat moorings and water sport activities, while public transport and well-connected road links lead to nearby Dartmouth, Salcombe and Totnes. With an abundance of pristine beaches, hidden coves and breathtaking walks on the doorstep.

What three words: ///kept.ratio.umbrella

Salcombe 7.6 miles - Totnes 13.1 miles (Railway link to London Paddington) - Dartmouth 12 miles