







A well presented two bedroom apartment in a prominent waterside position within easy access to the Kingsbridge and Salcombe estuary and a short, level walk in to the town centre.

- **Two Bedrooms**
- **Prominent Waterside Location**
- **Nearby Amenities**
- **Light and Airy**
- **Spacious Accommodation**
- **Estuary Views**
- **Private Balcony**
- **Allocated Parking**
- **Communal Grounds**
- **Short Walk in to Town**

10 The Moorings

Embankment Road, Kingsbridge, TQ7 1LP

10 The Moorings is a beautifully presented two-bedroom apartment spread across two floors, this property is located within a level walking distance of the town centre and enjoys views over the Kingsbridge and Salcombe estuary to the countryside beyond.

This delightful two-bedroom property is accessed via a communal entrance hall which is brilliantly maintained, there is a lift that takes you to the second floor where the apartment can be found. Number 10 comprises spacious entrance hall with two large storage cupboards, ideal storage for shoes and coats, and access to the WC. The naturally light and bright spacious living room benefits from a large window framing the views over the water towards the countryside and the kitchen is generous with large picture windows, a range of mounted units and space for appliances.

The master bedroom can be found on the first floor of the apartment, this spacious double room enjoys views over the estuary, a built in wardrobe and modern ensuite shower room with walk in shower. Stairs lead to the second floor where a further double bedroom is located with a large window overlooking the water, there is also a further ensuite shower room and access to the storage area in the loft which is considerable in size.

Outside the property enjoys a private balcony with sunny aspect overlooking the water making it perfect for Alf fresco dining. The apartments also benefit from communal gardens and private access to the estuary.

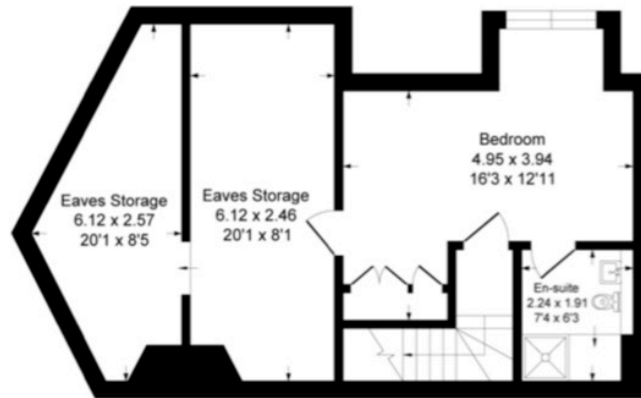


62 Fore Street, Kingsbridge, Devon, TQ7 1PP
Telephone 01548 857474
kingsbridge@luscombemaye.com

www.luscombemaye.com

Flat 10, The Moorings, Embankment Road, Kingsbridge, TQ7 1LP

Approximate Gross Internal Area = 116.9 sq m / 1259 sq ft



Third Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



SERVICES

Mains Electricity, Water and Drainage.

COUNCIL TAX

The property is in Council Tax Band G

TENURE

Leasehold. 968 years. Service Charge approx. £2900 per annum.

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes TQ9 5NE. Tel: 01803 861234.

VIEWINGS

Viewing strictly by appointment with Luscombe Maye 01548 857474.

DIRECTIONS

Follow the A379 along Embankment Road from Kingsbridge, pass the Crabshell on the right hand side and you will find the gate to The Moorings on your right shortly after.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	71	77
(55-68) D		
(39-54) E		
(21-38) F		