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goodman

Jean Goodman Ltd



Albion Court, Kingsbridge Price £205,000 Leasehold

A spacious, beautifully presented and well appointed three bedroom ground floor apartment set in a quiet location off Fore Street. The property has its own entrance, gas central heating, double glazing, allocated and visitors parking and communal gardens. It comprises a large entrance hall, an attractive fitted kitchen/dining room, spacious sitting room, a master bedroom with a comprehensive range of fitted wardrobes, two further double bedrooms and a bathroom.

The popular town of Kingsbridge is located at the head of the Salcombe Estuary in the South Hams which offers miles of National Trust coastline. It has a good range of independent shops, two supermarkets, pubs, restaurants, excellent schools and good leisure and medical facilities.

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The apartment has its own private entrance via a partly glazed door which leads to an impressive hallway with radiator. A built in cupboard in the inner hall has provision for a washing machine and there is a further walk in store room. Doors lead to all other rooms.

Sitting Room 4.89m (16'1") x 3.7m (12'2")

A lovely light room with door and double glazed window overlooking the communal garden. An alcove houses display shelves and a built in cupboard. A door leads to the

Kitchen/ Dining Room 4.9m (16'1") x 3.7m (12'2")

Also with a window facing the garden, the spacious kitchen area is well fitted with a matching range of wall and floor units with under cupboard lighting and roll edge work surfaces, one and a half bowl stainless steel sink unit with mixer tap, four burner gas hob with extractor hood above, built in double electric oven and tiled splashbacks. There is also an integrated dishwasher, space for a fridge freezer and one unit houses a Worcester combi boiler. Best use is made of the storage space by the inclusion of deep drawers, a corner carousel storage unit and pull out larder unit. The dining area has ample space for a good sized dining table.

Bedroom One 4.93m (16'2") x 3.7m (12'2")

A large double bedroom with window to the rear and a good range of fitted wardrobes and overbed storage. There is also an additional built in cupboard and radiator.

Bedroom Two 3.65m (12'0") x 2.8m (9'2")

A good sized double bedroom with built in wardrobes, radiator and a window to the front.

Bedroom Three 3.57m (11'9") x 2.85m (9'4")

Another double bedroom with radiator and window to the front.

Bathroom

A generously proportioned bathroom having been fitted with panel bath with shower over, wash hand basin set in a vanity unit with cupboard below, and WC, partly tiled walls, ceramic tiled floor, obscured window, ladder style heated towel rail and electric towel rail, wall mounted heater and extractor fan.

Outside

The apartment is located in part of the former Albion Hotel and is approached from Fore Street through an attractive archway leading to the private grounds and car park. One allocated parking space is provided and there are six visitors' spaces. To the rear is a communal garden which catches the sun for most of the day with patio, lawn, flower and shrub bed and clothes dryers.



Services

Mains water and drainage, gas and electricity.

Tenure

We are advised that the property is leasehold with a lease of 186 years from 2005, and will be sold with a share of the Albion Court and Gardens Management Company.

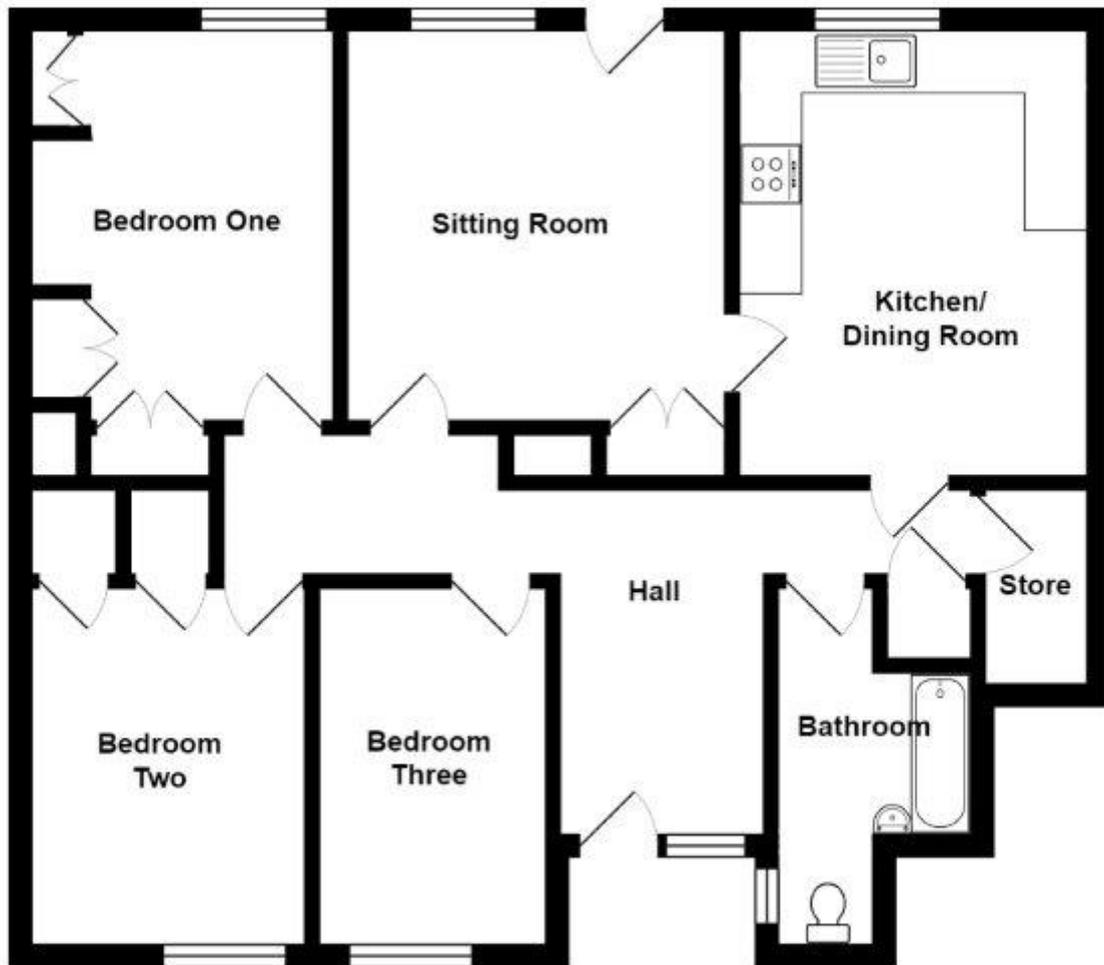
Service Charge and Ground Rent

The charges for the service charge and ground rent together amount to approximately £1300 per annum.

Council Tax

Council Tax Band B (South Hams District Council)





Total Area: 87.1 m² ... 937 ft²

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.