CHARLES HEAD

EST.1902

EXPERTS IN PROPERTY

10 SALT QUAY MOORINGS

Embankment Road, Kingsbridge. TQ7 1LN

£225,000

- First floor with waterside views
- Level access to property
- Flat walk to Kingsbridge shops

01548 852352
kingsbridge@charleshead.co.uk
charleshead.co.uk

A cosy first floor two bedroom retirement apartment opening to a sheltered balcony occupying a splendid position with a sunny westerly aspect to the headwaters of the Kingsbridge Estuary. Designed and built for the needs of the retired 'Salt Quay Moorings' comprises twenty four similarly sized apartments accessed through Hallways and fitted with emergency call cords in each room. At the entrance on the Ground Floor is the Residents' Lounge sometimes used for social events and adjoining there is garaging for a limited number of cars.

10, Salt Quay Moorings boasts level access, unlike those on the upper floors which is brilliant for accessibility. There are no steps to get to the lift and by using the side entrance steps can also be avoided to make way on to the road.

The Salt Quay Moorings apartments are a level walk of approximately 300 yards from the Town Square and Quay off which the shopping centre, restaurants and Quayside Leisure Centre are accessed. Regular bus services run from the Quay to Dartmouth, Salcombe, Plymouth and Totnes.

The warm and inviting freshly decorated apartment with a refurbished kitchen and newly laid carpets offers a good level of security with the main entrance in Embankment Road opened only by residents or key holders. On reaching the second floor a covered walkway provides access to the Apartment. The double glazed accommodation with electric heating comprises:

Entrance Hall, with door phone to allow visitors access at the main entrance, emergency call hub, electric panel heater.

Living Room, with patio door opening to the balcony affording views to the Estuary and surrounding areas, night storage heater, TV and telephone points. Door to:

Kitchen, with a range of white working surfaces, inset single drainer sink top, cupboards and drawers under, wall cupboards, tall shelved cupboard. Built in electric oven, electric hob and fume hood over. Hotpoint washing machine and tumble dryer, built in fridge freezer and built in storage cupboard.

Bedroom 1, with built in wardrobes, night storage heater.

Living Room

Kitchen

Bedroom 1

Bedroom 2, with widow giving aspect over the covered walkway.

Inner Lobby, with airing cupboard containing the hot water cylinder fitted with two electric immersion heaters.

Shower Room, with a cream suite comprising glazed door cubicle having a Mira electric shower, basin and WC, cupboard unit with mirror, light/electric shaver point over, electric towel rail, fan heater, extractor, fully tiled.

Outside
Sheltered westerly facing balcony with views along the Estuary and Embankment Road.

Tenure
The apartment is held on the remainder of a 125 year lease.

Outgoings
There is a service charge, estimated at £220 per month (excluding contents insurance) for the current year that covers all maintenance outside the apartment, communal lighting, lift maintenance serving the first and second floors and warden management remunerations.

SERVICES Main electricity, water and drainage.

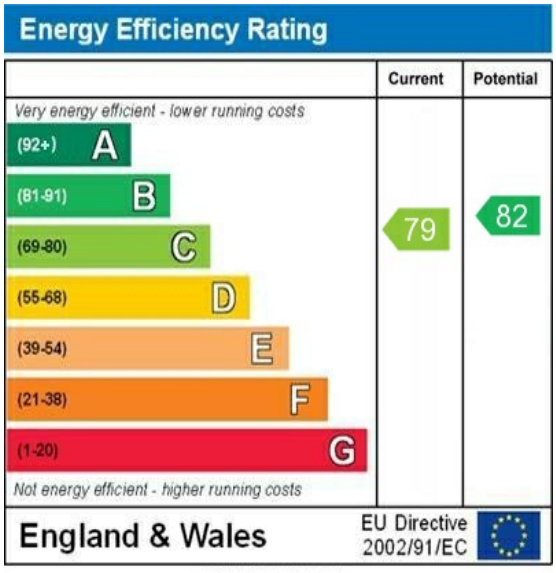
COUNCIL TAX BAND D

POSTCODE TQ7 1LN

Directions
From Kingsbridge Quay follow the Promenade on your right and Salt Quay Moorings is on the left after the Recreation Ground.

Bedroom 2

Shower Room



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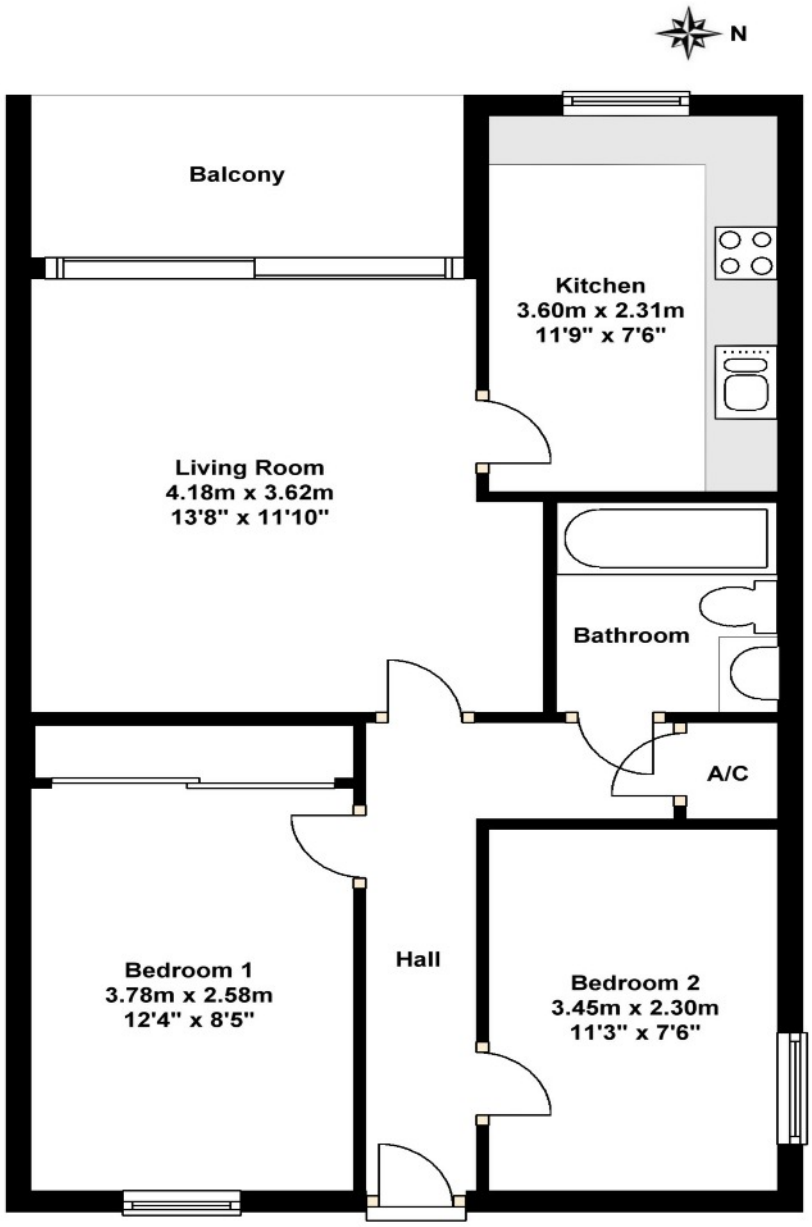

Total area: approx. 58.5 sq. metres (629.6 sq. feet)

DISCLAIMER

1. These particulars are intended as a fair description of the properties and are prepared as a guideline. They do not constitute part of an offer or contract.
2. All measurements, areas and distances referred to are approximate. Orientations, descriptions and other statements are an opinion given in good faith and should not be relied upon as being a statement or representation of facts.
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4. Any reference in these particulars to alterations or a particular use of part of the properties does not imply that a requirement of planning, building regulations or other consents have been obtained and prospective purchasers are advised to obtain verification from their solicitor or surveyor.
5. Any reference to tenure is made based on information supplied by the vendor and prospective purchasers are advised to obtain verification from their solicitor.
6. Prospective purchasers should check with the agents any aspect of the properties, which may be of particular importance and also availability before travelling any distance to view.

01548 852352

113 Fore Street, Kingsbridge, Devon, TQ7 1BG

kingsbridge@charleshead.co.uk

charleshead.co.uk