



1, The Quay • Kingsbridge



Introducing Flat 1 at The Quay – an extraordinary converted apartment nestled within the distinguished Grade II listed building in the heart of Kingsbridge. This residence epitomizes sophistication, seamlessly blending modern living with enduring character, showcased through its high ceilings, spacious layout, and classic sash windows.

Situated on the first floor, access to this captivating apartment is facilitated through a communal staircase and lobby, setting the stage for a grand entrance. Step into a hallway adorned with high ceilings and oak engineered flooring, leading the way to a sprawling open-plan kitchen, dining, and living area. Bathed in natural light, this space boasts continued oak flooring, a custom-fitted kitchen with integrated appliances, and an inviting island. Picture-perfect sash windows with window seats offer charming views of Kingsbridge High Street and Kingsbridge Estuary, creating an ideal setting for dining, entertaining, or simply enjoying the vibrant surroundings.

The master bedroom provides enchanting town views, complemented by a well-appointed shower room and a second bedroom, ensuring a comfortable and luxurious living experience.



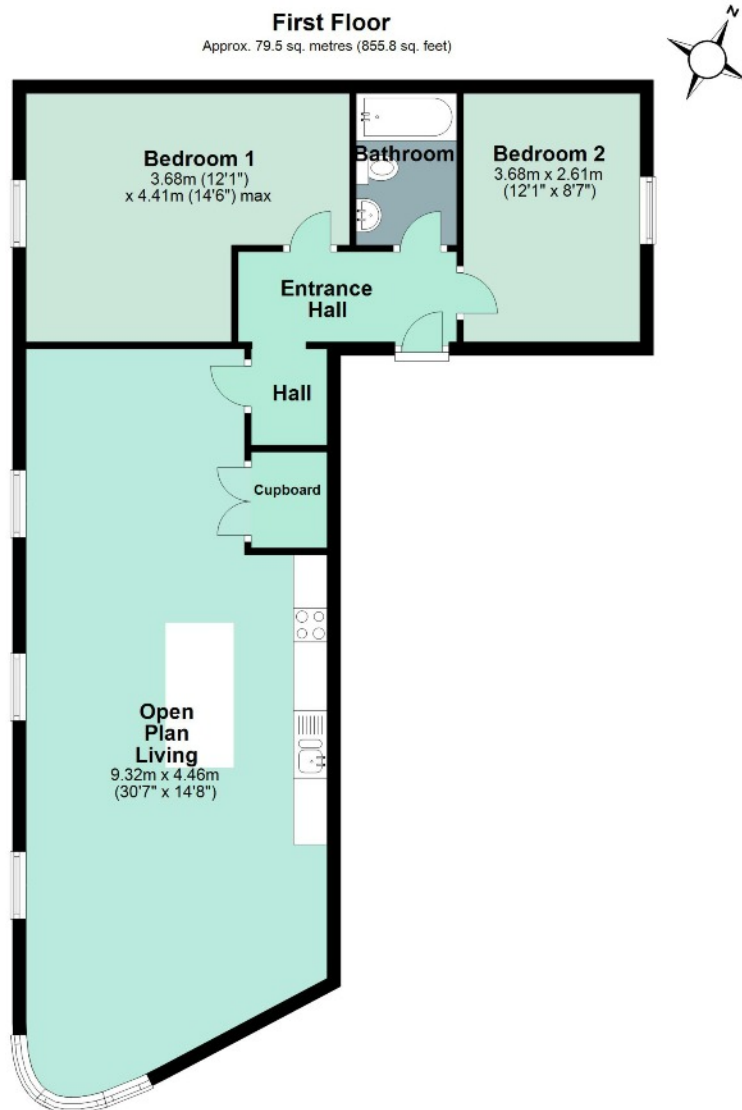
## Stylish and elegant two bedroom property in the centre of Kingsbridge.

Adding to the allure, The Quay stands as an exemplar of high-end renovation and conversion, breathing new life into one of Kingsbridge's most iconic buildings. Discover the epitome of convenience, style, classic charm, and elegance – make Flat 1 at The Quay your perfect next purchase.

Discover the charm of Kingsbridge, a sought-after market town nestled at the estuary's head in the exquisite South Hams, an officially designated 'Area of Outstanding Natural Beauty.' Advantageously situated, The Quay boasts a prime location in Kingsbridge, here, you'll find a delightful array of local and independent shops, renowned dining experiences like the Old Bakery and Twenty Seven by Jamie Rogers, as well as cozy pubs such as The Crabshell inn or Old Warehouse. Along with two supermarkets, a convenient petrol station, a cinema, a leisure centre complete with a swimming pool, tennis courts, medical facilities, a community hospital, schools, and churches, Kingsbridge preserves its small-town essence and tight-knit community.

Kingsbridge Academy stands out as one of the top-rated educational institutions in the UK, ensuring a bright future for your family. Engage in regular sports activities, explore vibrant markets, and partake in exciting social events. The estuary offers boat moorings and water sport activities, while convenient public transport and well-connected road links lead to nearby gems like Dartmouth, Salcombe, and neighbouring towns. With an abundance of pristine beaches, hidden coves, and breathtaking coastal and countryside walks, nature enthusiasts will be in their element.





**Tenure:** Leasehold of 999 years starting from December 2019

**Council Tax Band:** B (TBC)

**Local Authority:** South Hams District Council

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

**Service fee:** TBC

**Ground rent:** Approx. £1 per annum

**Notes:** Grade II Listed Building

**Directions:** In the centre of Kingsbridge at the roundabout take the exit towards the High Street and the property is on your right before going up the hill.

**Viewings:** Very strictly by appointment only.

*IMPORTANT NOTICE: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Charles Head, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. Floorplans are for guidance purposes only and may not be to scale. The photographs show only certain parts and aspects of the property at the time they were taken. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. . If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. ALL STATEMENTS CONTAINED IN THESE PARTICULARS AS TO THIS PROPERTY ARE MADE WITHOUT RESPONSIBILITY ON THE PART OF CHARLES HEAD.*