



Flat 2, 89 Fore Street • Kingsbridge

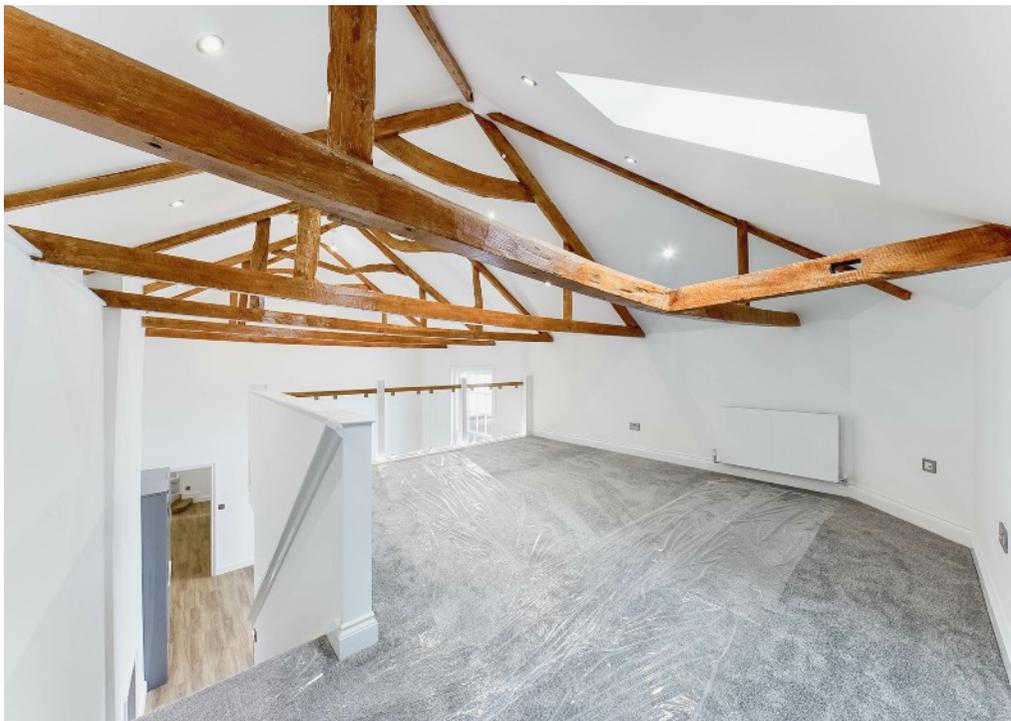


Flat 2, is an exquisite first floor apartment forming part of 89 Fore Street, a Grade II listed building in the heart of Kingsbridge. The property exudes elegance with many original features and generous proportions, seamlessly combining modern living and timeless character.

On entering the property you are greeted by high ceilings and original skirting boards inviting you to the principal living space. To the left you will find the first double bedroom with a large feature sash window. Across the hallway is the bathroom, part tiled with a wall hung toilet, Hans Grohe Taps, white sanitary ware, vanity unit with a beauty mirror and the benefit of under floor heating.

Leading down the hallway brings you to the kitchen/ dining room with living room above. The design of the mezzanine level in combination with the open plan layout and high ceilings makes the perfect space for entertaining. The kitchen has been equipped to the highest standards and comprises of white Corion Countertops, Karndean flooring, fully fitted units and branded integrated appliances which includes; fridge/ freezer, oven, induction hob with extractor oven, dishwasher and washing machine.

The combination of the restored original features throughout the property and the modern fixtures including the solid Oak Doors creates an elegant yet stylish finish.



## An opportunity to acquire a beautifully presented apartment with no restrictions.

The main bedroom is split over two levels offering versatile accommodation, built in wardrobes and en-suite with under floor heating.

89 Fore Street is an extremely high-end renovation and a conversion of one of the most iconic buildings in Fore Street. The development has the advantage of being located at the top of the high street offering a level walk to many of the local shops and facilities.

There are no restrictions attached to the lease and therefore could offer the perfect opportunity to purchase as an investment property, lock up and leave or a magnificent primary residence.

The apartment has one allocated parking space located at the rear of 89 Fore Street which is directly adjacent to the property.

The property is entered via shared access points which can be found directly off of Fore Street or from the parking area. The Property has also been installed with HikVision visual audio entry.



**Tenure: Leasehold Term of 999 years starting from 2022**

**Council Tax Band: TBC**

**Local Authority: South Hams District Council**

**Services: Mains water, electricity and gas. Worcester Combi Boiler**

**Service Fees: Approx. £1554.00**

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



**Total area: approx. 103.5 sq. metres (1114.2 sq. feet)**

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			