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FLAT 4 BROOK HOUSE

KINGBRIDGE

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TQ7 1RL



FLAT 4

SECOND FLOOR

Hallway | Open Plan Kitchen/Living/Dining Room | Bedroom 1
With En-Suite Shower Room | Bedroom 2 | Family Shower Room



“A modern and stylish penthouse apartment”...

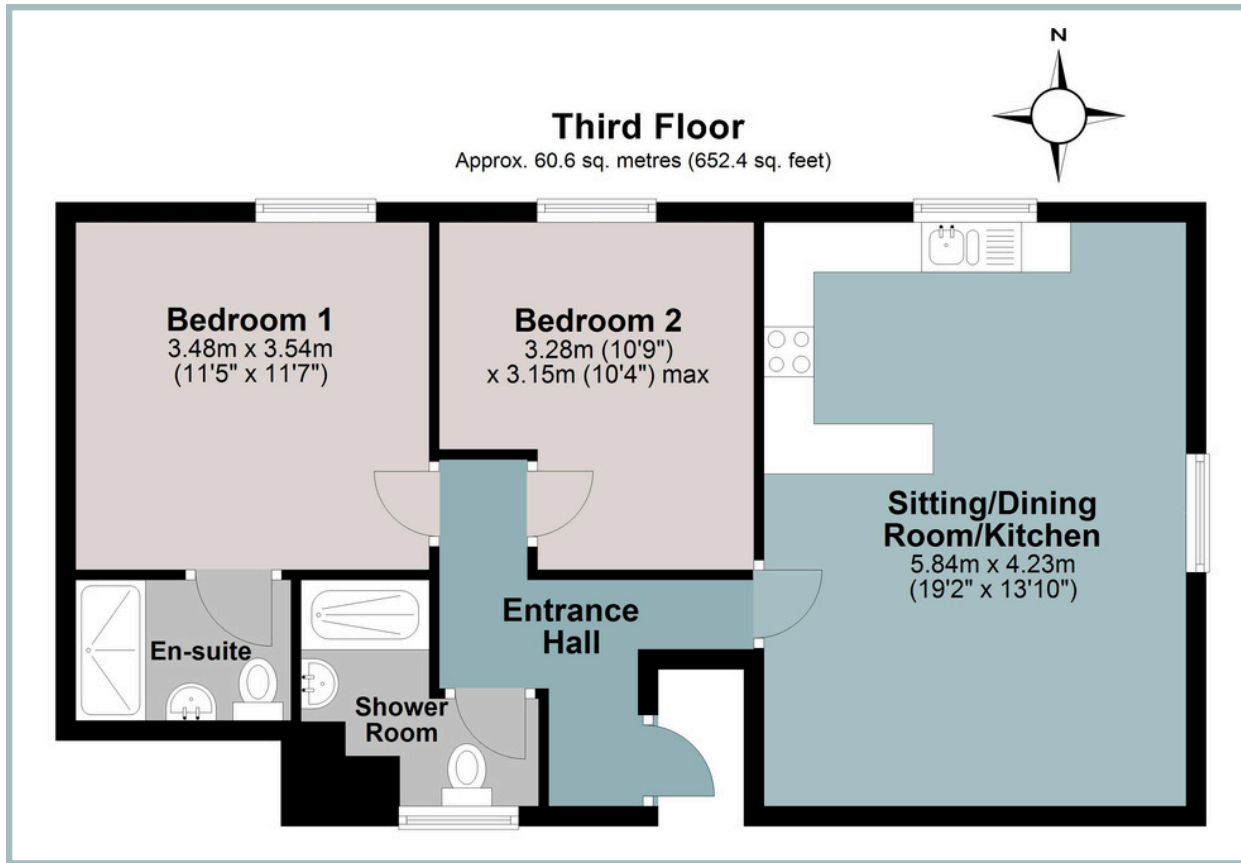
The penthouse apartment at Brook House is located in the heart of Kingsbridge, offering a blend of modern luxury and timeless character. Renovated to a high standard, this stylish apartment boasts an open-plan living, kitchen, and dining area, featuring a sleek media wall and triple aspect windows that fill the space with an abundance of natural light. The modern kitchen is complemented by a breakfast bar, ideal for casual dining or entertaining.

- Newly Renovated Penthouse Apartment
- Town Centre Location
- Open Plan Kitchen Living Dining Room
- Light And Spacious
- Perfect For A First Time Buyer, Lock Up And Leave Or As An Investment
- Parking Nearby

The property includes two generously sized double bedrooms, with the master benefitting from a private ensuite shower room. A separate, beautifully designed shower room and a convenient storage cupboard complete the interior layout. Accessed via stairs in a charming stone building, the apartment retains its historic charm with elegant sash windows that add a touch of character. This property offers incredible versatility and could easily serve as a stylish first-time home, main residence, or a turn-key lock-up-and-leave for those seeking a low-maintenance lifestyle. With a car park to the side and additional parking nearby, as well as easy access to Kingsbridge town centre and its amenities, Flat 4 Brook House offers the perfect combination of convenience and style in a prime location. There is also an option to purchase the property fully furnished by separate negotiation providing the perfect opportunity as a turn key property.



TOTAL APPROXIMATE AREA: 60.6 SQ METRES 652.4 SQ FT



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Tenure: Leasehold of a remainder of 999 years from 21st July 1988. 25% Share of Freehold.

Council Tax Band: A

Local Authority: South Hams District Council

Services: Mains Electricity, Water And Drainage. Electric Heating.

Service Fee: Approx. £720 per annum inclusive of ground rent.

Notes: Grade II Listed

EPC: Current E (39) Potential D (65)

Viewings: Very strictly by appointment only

Location: Kingsbridge is a sought-after market town nestled at the estuary head in the beautiful South Hams, a designated Area of Outstanding Natural Beauty. You'll find an array of independent shops, renowned dining experiences and cosy local pubs. The town amenities include two supermarkets, petrol station, cinema, leisure centre, medical facilities, community hospital and excellent schools.

Kingsbridge Community College is one of the top-rated secondary schools in the UK. The estuary offers boat moorings and water sport activities, while public transport and well-connected road links lead to nearby Dartmouth, Salcombe and Totnes. With an abundance of pristine beaches, hidden coves and breathtaking walks on the doorstep.

Directions: Continuing down Duncombe Street from the one way system, Brook House will be located at the bottom of the hill by the Zebra crossing on the right hand side.

Salcombe 7.6 miles - Totnes 13.1 miles (Railway link to London Paddington) - Dartmouth 12 miles