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22 SALT QUAY MOORINGS

KINGSBRIDGE • TQ7 1LN



# 22 SALT QUAY MOORINGS

## SECOND FLOOR

Hallway | Kitchen | Lounge/Dining Room | Bedroom 1 | Bedroom 2 | Family Bathroom

## EXTERNAL

Balcony | Communal Lounge | Communal Garage With Parking Spaces | Communal Courtyard | Lift



## “A 2 bedroom apartment with water views”...

Benefiting from an elevated position, the property has lovely views of the estuary and Tacket Wood beyond. The entrance hallway leads to the light and bright living room with sliding door leading out onto the west facing balcony with views across the estuary.

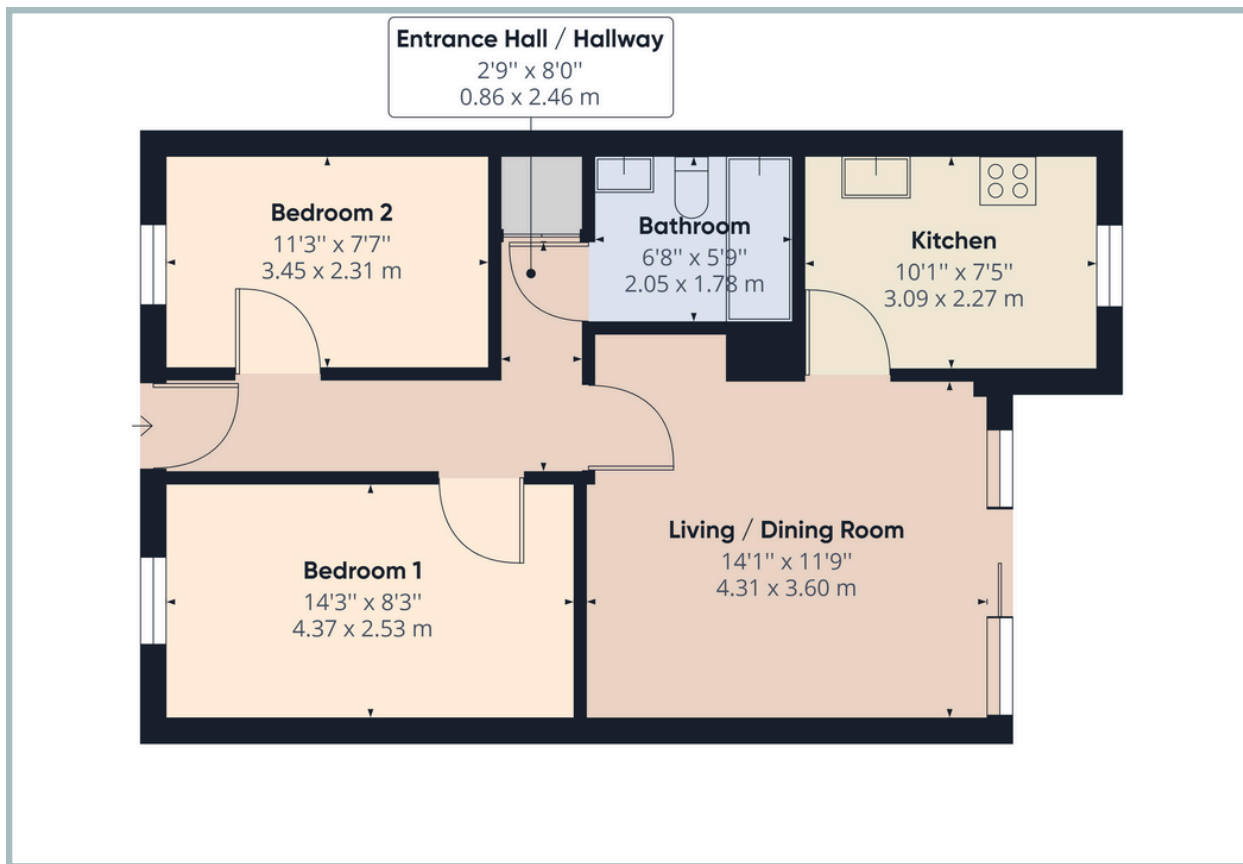
- Water views from balcony
- Walking distance into the town centre
- 2 well proportioned bedrooms
- Open plan living/dining room
- Under cover parking on a first come first served basis
- Over 60s only

The kitchen has views across the estuary too and is fully fitted with an electric oven and hob, integrated washing machine, fridge, freezer and a dishwasher. The main double bedroom has fitted wardrobes, dressing table, side tables and chest of drawers. A second bedroom with wall shelves and cupboard. The bathroom is fully tiled and has a bath with electric Mira Sport shower over, and the airing cupboard houses the hot water tank and a tumble dryer. 22 Salt Quay Moorings also benefits from loft space.

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. There is also a lift for use within Salt Quay Moorings.



TOTAL APPROXIMATE AREA: 53 SQ METRES 570.9 SQ FT



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Tenure: Leasehold - 125 year lease dated from June 1987.

Council Tax Band: D

Local Authority: South Hams District Council

Services: Mains electricity, water and drainage. Night storage heaters. Emergency call systems in property.

Service Fee: Approx. £235 per month. Ground rent TBC

EPC: Current D (68) Potential C (75)

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

What Three Words:

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