

CHI

CHARLES HEAD

EST. 1902

EXPERTS IN PROPERTY



1 Albion Court • Kingsbridge

CHI



Upon entering 1 Albion Court, you are welcomed by the grandeur of tall ceilings and a spacious, inviting hallway. The recently modernized kitchen captures the essence of contemporary living, boasting wall and floor cabinets, ample work top space, and convenient built-in appliances. It also offers dedicated space for white goods, catering to your practical needs seamlessly.

The open-plan living and dining room is a testament to both style and space. The area is generously proportioned, accentuated by beautiful large sash windows that offer a picturesque view of the bustling high street below. The dining room, separated by an elegant arch, adds a touch of sophistication to the layout.

The master bedroom continues the theme of spaciousness and grace, featuring sash windows that not only allow natural light to fill the room but also provide a delightful view of the high street. The second bedroom, also a double, boasts sizable windows, ensuring a bright and airy atmosphere.

The bathroom, is equipped with a convenient bath over a shower, basin and toilet.



An elegant 2 bedroom apartment with parking in a central town location.

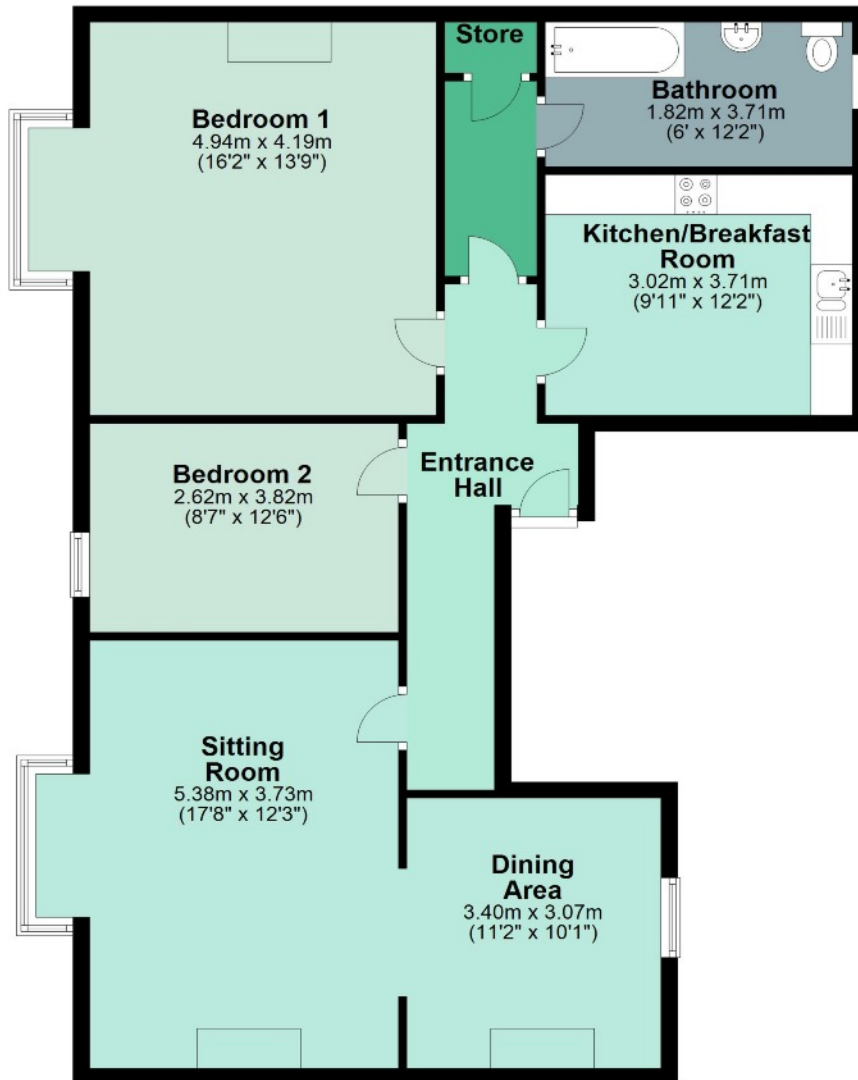
Throughout the property, careful attention has been paid to preserving its period features, evident in the beautiful arch in the hallway and the covings on the ceilings.

Additionally, the property offers the practical convenience of a designated parking space. These features, coupled with the property's tasteful blend of modern amenities and historical charm, make 1 Albion Court a truly desirable living space.

The sought after market town of Kingsbridge is located at the head of the estuary in the beautiful South Hams, an 'Area of Outstanding Natural Beauty', and provides a fantastic range of local and independent shops, restaurants, pubs, two supermarkets, a cinema, a leisure centre with swimming pool, medical centre, community hospital, schooling and churches all whilst retaining a small town feel with a strong community. Kingsbridge Academy is one of the highest rated in the UK. There are regular sporting activities as well as markets and social events. With boat moorings along the estuary and quay, regular public transport and road links to nearby Dartmouth, Salcombe and surrounding villages. The area has an abundance of beaches, coves and country and coastal walks. The market town of Totnes is 13 miles away and offers the main line rail link providing a direct link to London Paddington in approx. 3 hours.



Ground Floor
Approx. 94.8 sq. metres (1020.3 sq. feet)



Total area: approx. 94.8 sq. metres (1020.3 sq. feet)

Tenure: Leasehold of 99 years starting from 2005.

Council Tax Band: A

Local Authority: South Hams District Council

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

Service fee: £1950 per annum.

Ground rent: Approx. £50 payable in June and December.

Directions: From the Kingsbridge town centre continue up Fore Street and Albion Court will be on your left at the top of the high street.

Viewing's: 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	56	66
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			