

TO LET

Albion Court, Kingsbridge

£825pcm



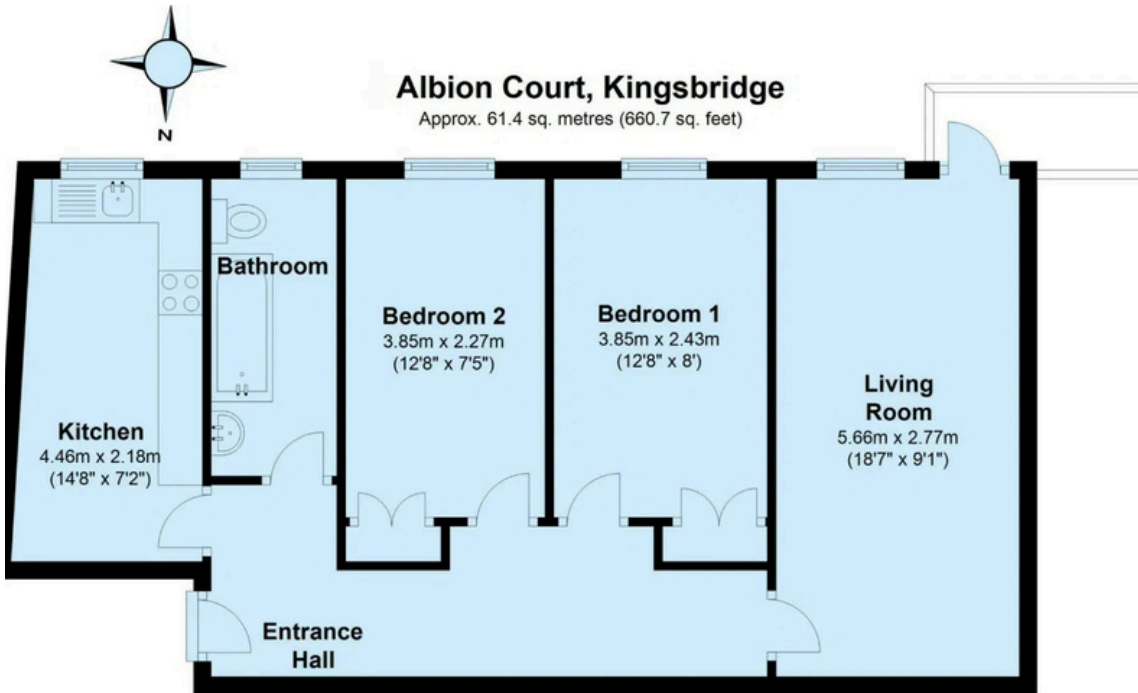
Well-presented two-bedroom first-floor flat in the sought-after Albion Court offers comfortable living in the heart of Kingsbridge. With its spacious layout, the property features two generous double bedrooms, making it an ideal choice for small families, professionals, or couples.

A communal entrance hall leads up to the flat with secure post boxes that provides ease and security. The living room is bright and airy, with convenient fire escape access, while the well-equipped kitchen provides ample storage space, along with an integrated oven and gas hob.



The bathroom includes a bath with a shower over, as well as a sink and WC. Gas central heating throughout ensures warmth and efficiency, and a brand-new boiler will be installed at the end of November. The property comes unfurnished, allowing you to add your personal touch to make it truly feel like home. One allocated parking space is provided.





Total area: approx. 61.4 sq. metres (660.7 sq. feet)

- Two bedroom flat
- Bath with shower over
- Allocated parking
- Unfurnished
- Gas central heating
- Brand new boiler
- Central Kingsbridge
- Available from December
- Council Tax Band: A
- EPC: D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	