

Kingsbridge Office: 01548 852352

1 Estuary Edge - Kingsbridge

£475,000

Bedrooms: 4

Bathrooms: 3

Parking: 2

Estuary Edge is a luxury development adjacent to the estuary in Kingsbridge, that have been built to a high specification, with a 10 Year NHBC Warranty, in a practical open plan design, which are extremely energy efficient. The new development consists of 2 x 4 bedroom Town Houses and 1 x 3 bedroom Town House, all of which will have large glazed roof terraces that that provide impressive views of the estuary, the market town of Kingsbridge and the surrounding rural countryside. Each property will have two allocated undercover parking spaces. Estuary Edge forms the first phase of a development, that will make full use of this prestigious location, beside the Kingsbridge Estuary, which will deliver a sympathetic and considerate development of high quality design and impressive construction, on the last vacant land in Kingsbridge along Embankment Road.

The experienced Estuary Edge development team strive to ensure they create properties of quality and distinction, through beautiful detailing, focusing on high specification construction, alongside inspiring design. Their objective is to create spacious well designed and considered layouts, desirable interiors, expressive exteriors, to produce wonderful homes!

Each property at Estuary Edge is being sold on a 999 year lease, commencing from 2017, with each purchaser being a member of the management company, benefitting from a share of the freehold, which will be divided proportionally between the Owners.

Specifications of Properties

Estuary Edge has been built to adhere to a high building standard, which includes structure, heat loss, ventilation, sound insulation and fire safety (which includes a state of the art fire protection system, with fire sprinklers and fire alarm)

Kitchens

Quartz stone work surface and upstands. Neff oven. AEG induction hob, with custom splashback and integrated extractor. Integrated AEG dishwasher. Fitted units with soft close doors. Undermounted stainless steel sink with Franke Eiger tap.

Bathrooms



Duravit sanitaryware. Rain head Vado showers. High quality ceramic tiling. Amtico flooring. Ladder style chrome towel radiators. Demisting mirrors. Integral shaving points. Mains pressure showers supplied from unvented hot water systems.

Exterior Finishes

Outdoor glazed balustrade. Wall lighting and power socket outlet, with recessed spotlighting in canopy roof. Low maintenance slip resistant composite decking boards. Feature lighting around external areas.

Heating and Hot Water

Solar PV renewable energy panels. Gas central heating. Nest remote control Learning Thermostats.

Interior Finishes

Amtico flooring throughout the living and bathroom areas. Carpeted bedrooms. Feature designer radiators. Custom made staircases with glazed balustrade. Luxury Master Bedroom suite with shower and walk in wardrobe. Separate utility room, with laminate worksurface and 1.5 stainless steel sink and Eiger Tap, space for fridge freezer, washing machine and tumbler dryer. Especially made architrave and skirting with minimalist groove design, in white. Stylish internal doors with complimenting paint finish, fitted with brushed chrome ironmongery. Walls and ceilings painted in matt white finish. Glazed Juliet balconies to living rooms.

Electrical Fittings

Brushed chrome sockets and switches in the living rooms, with dimmer facilities. Recessed spotlighting in the kitchen and bathrooms.

Photos

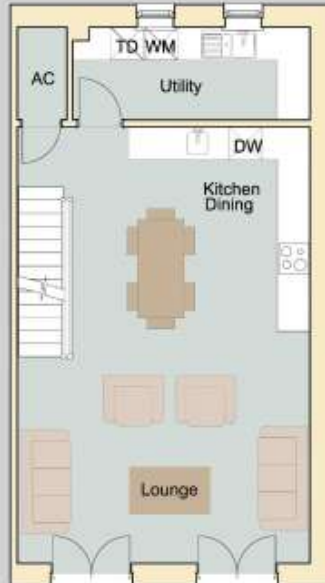




Floor Plans



Upper Ground Floor Plan



First Floor Plan



Second Floor Plan

Bed 2	2.4m x 3.3m	(7'9" x 10'8")
Bed 3	3.2m x 2.7m	(10'5" x 8'8")
Bed 4	2.6m x 2.2m	(8'5" x 7'2")
Bathroom	1.8m x 2.3m	(5'9" x 7'5")

Dining Kitchen	3.7m x 5.3m	(12'2" x 17'5")
Utility	4.3m x 1.7m	(14'1" x 5'7")
Lounge	4.2m x 5.3m	(13'9" x 17'5")

Master Bedroom	4.1m x 4.2m	(13'5" x 13'9")
Wardrobe	2.5m x 2.6m	(8'2" x 8'5")

ONE



ESTUARY EDGE

Energy Performance Certificate