



ESTATE AGENTS



8 Cedar Court, Saltash, PL12 6DQ

Asking Price £127,950

Welcome to this charming over 55's purpose built ground floor apartment located in the retirement complex of Cedar Court, Saltash.

This delightful property features a spacious lounge, perfect for relaxing or entertaining guests. The apartment boasts one well-appointed bedroom, providing a comfortable retreat for rest and relaxation. Additionally, there is a fitted kitchen and modern shower that caters to all your needs. Other benefits include double glazing, gas central heating and delightful communal gardens. One of the standout features of this property is that it comes with no onward chain. Situated conveniently close to Saltash town centre, residents will enjoy easy access to a variety of local amenities, including shops, cafes, and transport links. The vibrant community and picturesque surroundings make this location particularly appealing. This apartment offers a wonderful blend of comfort and convenience, making it an ideal choice for anyone looking to settle in this lovely area. Don't miss the chance to make this property your new home. EPC = C (75). Council Tax Band A. Leasehold property. Current service charge for 2025/2026 £1365.01 per annum. Ground rent currently £100.00 per annum

LOCATION



Cedar Court is located within walking distance to Saltash Town Centre with all its local shops, amenities and bus routes to the surrounding areas. Saltash is a popular Cornish Town located across the River Tamar from Plymouth and is often known as The Gateway To Cornwall. The town has doctors, dentists, library, leisure centre and train station. There are various popular schools in the area. Saltash offers great transport links to Devon and Cornwall along the A38 corridor.

COMMUNAL ENTRANCE DOOR

Leading into the communal hallway.

COMMUNAL HALLWAY

From the communal hallway there is an entrance door leading into the apartment.

APARTMENT ENTRANCE

Front door leading into the hallway.

HALLWAY

Doorways leading into the living accommodation, linen cupboard, radiator, window to the rear aspect, dado rail, wall mounted entry intercom system.

LOUNGE 13'2 x 11'11 (4.01m x 3.63m)



Double glazed patio doors leading out onto a patio area and the communal gardens, radiator, power points, coved ceiling.



KITCHEN 9'10 x 6'10 (3.00m x 2.08m)



Range of matching kitchen units comprising wall mounted and base units with worksurfaces above, single drainer sink unit with mixer tap, tiled splashbacks, built in eye level electric oven and microwave, gas hob with extractor hood above, built in fridge/freezer, double glazed window to the side aspect, various power points, radiator. The gas boiler is located in the kitchen.

SHOWER ROOM



Modern matching shower room with shower cubicle with electric shower, low level w.c., vanity unit with inset wash hand basin and cupboards beneath, heated towel rail, double glazed window to the side aspect.

BEDROOM 11'8 9'10 (3.56m 3.00m)



Light and airy dual aspect room with double glazed windows to the side and rear aspect, radiator, various power points, built in wardrobes with mirror front.



PATIO AREA



Accessed via double glazed doors from the lounge providing an ideal spot for entertaining or simply sitting and enjoying the pleasant gardens.

COMMUNAL GARDENS



Mature well stocked communal gardens which are mainly laid to lawn with various mature plants, shrubs and flowers.



SERVICES

The property benefits from mains gas, mains electric and mains water and sewerage.

The property also benefits from good mobile phone coverage and a good speed internet service.

Please check out the links below where you can find

mobile phone coverage services and Internet provider speeds top the property location

<https://labs.thinkbroadband.com/local/index.php>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

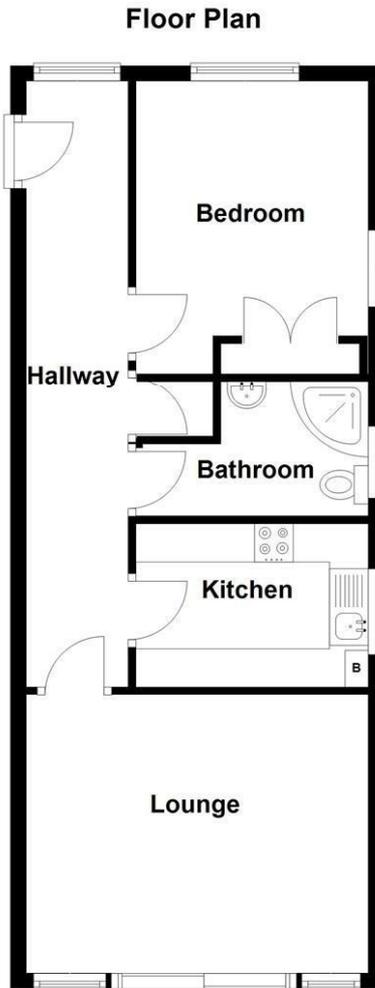
LEASEHOLD INFORMATION

Leasehold property 99 year lease from new 1988 with 61 Years remaining.

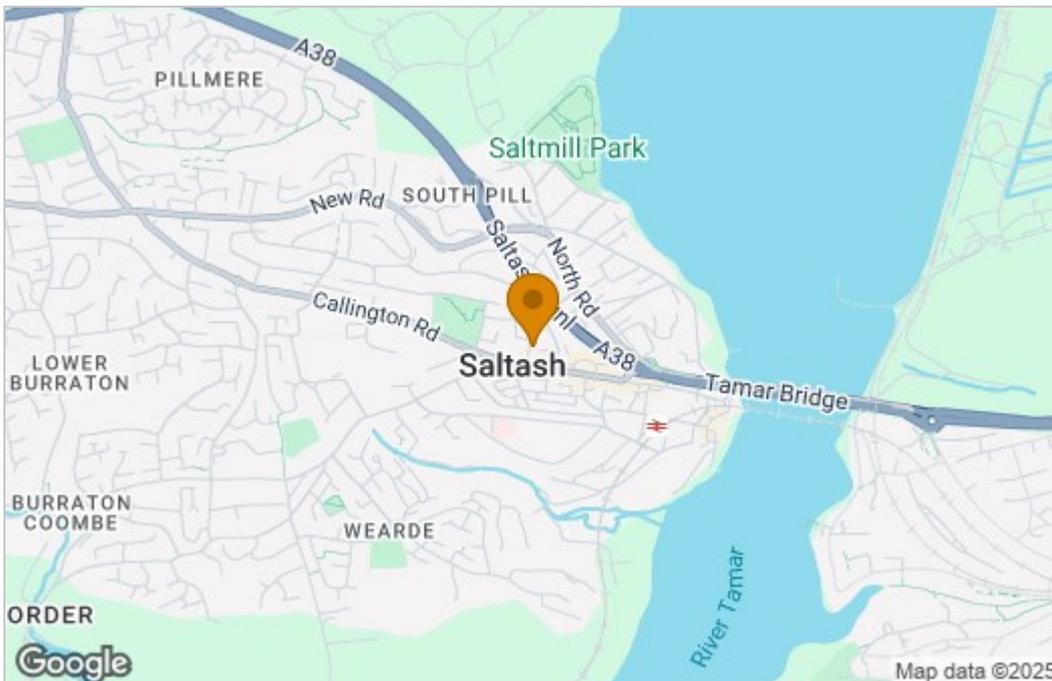
SERVICE CHARGE AND GROUND RENT

Ground rent currently £100.00 per annum. Service charge for March 2025 - March 2026 £1365.01 per annum

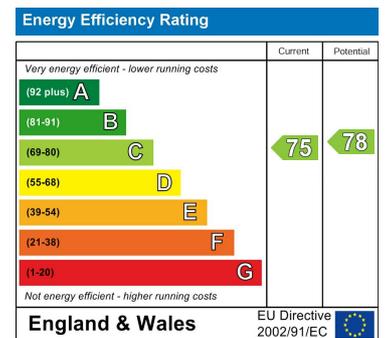
Floor Plan



Area Map



Energy Efficiency Graph



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