WAINWRIGHT
ESTATE AGENTS









Duncan House 14 Lower Fore Street, Saltash, PL12 6JX

Asking Price £175,000

Located within walking distance of Saltash Town Centre is this charming & well presented ground floor one bedroom apartment offering a unique opportunity to own a piece of history, housed within a Grade II listed building, the property boasts character and charm, making it a delightful residence for those who appreciate heritage and architectural beauty. The accommodation briefly comprises lounge/diner, modern fitted kitchen, bedroom and modern bathroom. The property benefits from gas central heating and has a private patio, so whether you are a first-time buyer, looking to downsize, or seeking a charming retreat, this apartment is sure to impress. Do not miss the chance to make this delightful apartment your new home, where history meets modern living in a truly beautiful setting. EPC = B(81). Council Tax Band A. Leasehold Property 999 year lease from new 1st April 2020(with share of the freehold). £1235.76 Annual Service Charge

LOCATION
The apartment is located in an enviable location within walking distance to Saltash Town Centre with all its local shops and cafe's. Saltash is a popular Cornish Town located across the River Tamar from Plymouth and is often known as The Gateway To Cornwall. The town centre has many shops with doctors, dentists, library and leisure centre all a short distance away, the property is within easy walking distance to Saltash train station, there are also regular bus services to the local surrounding areas. Saltash offers great transport links to Devon and Cornwall along the A38 corridor.

ENTRANCE
Front door leading into the communal hallway.

COMMUNAL HALLWAY
Doorway leading into the apartment.

HALLWAY



Doorways leading into the living accommodation, down lighting, wired in smoke alarm, power point.

LOUNGE/DINER 15'11 c 13'4 (4.85m c 4.06m)



Window to the rear aspect, radiator, down lighting, various power points, storage cupboard, doorway leading to an inner area where there is a doorway leading to the outside.





KITCHEN 10'10 x 6'8 (3.30m x 2.03m)



Modern matching kitchen comprising range of wall mounted and base units with worksurfaces above, single drainer sink unit with mixer tap, built in electric oven with electric hob and extractor hood above, integral fridge, integral washing machine, various power points, radiator, down lighting, opening with beamed ceiling leading into the lounge/diner.









BEDROOM 9'4 x 9'2 (2.84m x 2.79m)



Window to the front aspect, radiator, down lighting, built in storage cupboard with hanging space.

BATHROOM



Modern matching bathroom suite comprising panelled bath with shower above, low level w.c., wash hand basin, chrome towel radiator, part tiled walls, extractor fan, down lighting.

OUTSIDE



The apartment has its own garden area which provides an ideal spot for alfresco dining.



SERVICES

The property benefit 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 Interned 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

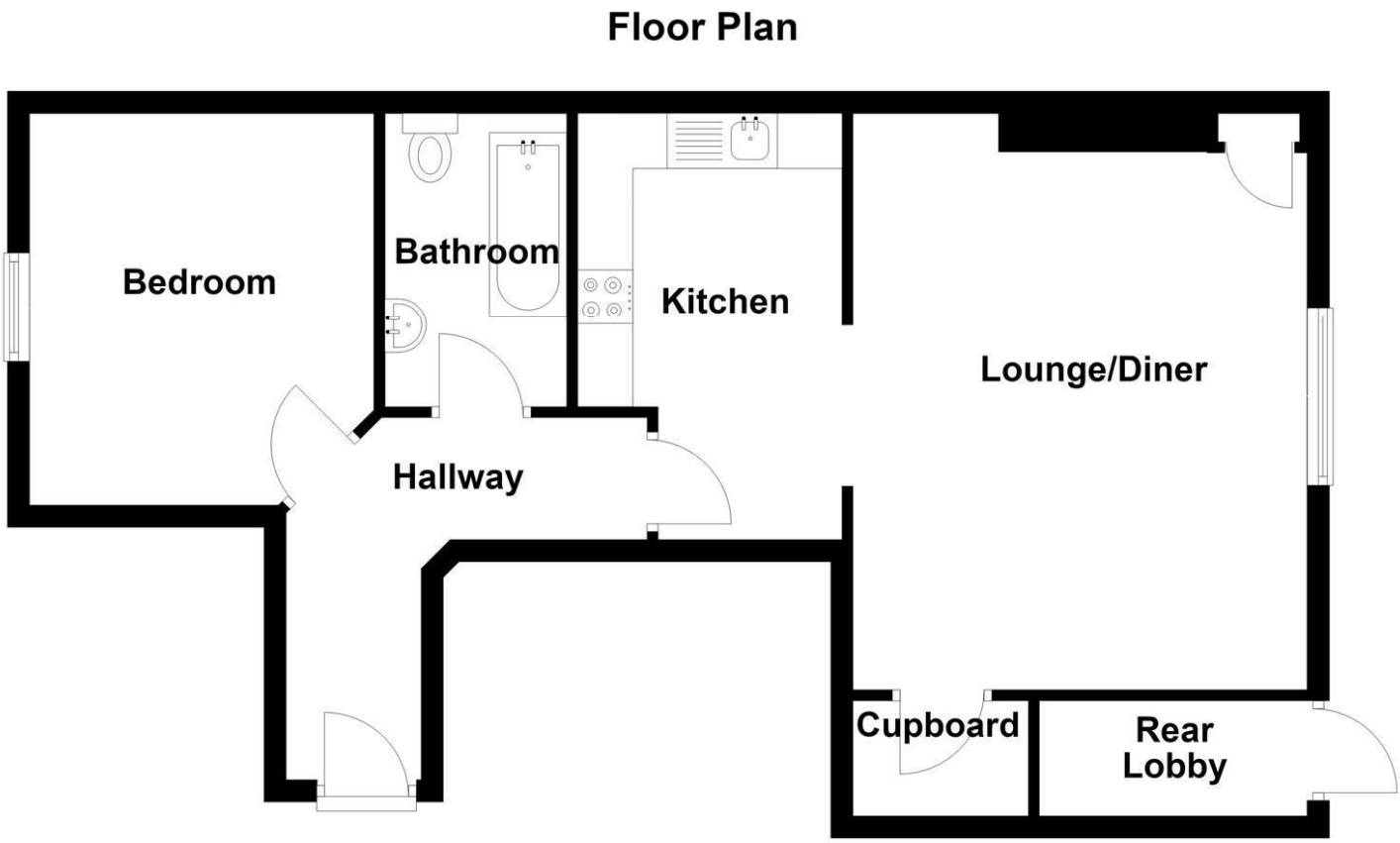
LEASEHOLD INFORMATION

The lease is 999 years from new with a start date of 1st April 2020 with 994 years remaining. The annual service charge is currently £1235.76 per annum. There are 8 apartments in the building and each owner owns 1/8 of the Freehold.

AGENTS NOTE

Should a purchaser(s) have an offer accepted on a property marketed by Wainwright Estate Agents, they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your information. The cost of these checks is £30 +VAT = Total £36.00 per purchase, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.

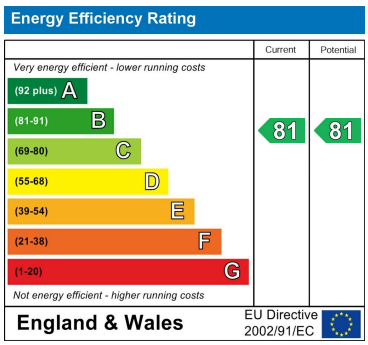
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate, are set as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of facts but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Wainwright Estate Agents has the authority to make or give any representation or warranty in respect of the property. The Floor Plans and Energy Performance Certificate (EPC) are set out as a guidelines only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale.

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