



ESTATE AGENTS



16 St. Stephens Road, Saltash, PL12 4BQ

Asking Price £215,000

Welcome to this charming apartment located on St. Stephens Road in the picturesque town of Saltash. This delightful property boasts 2 cosy bedrooms, perfect for a small family or as a comfortable space for those who enjoy having a guest room or a home office.

The apartment features 1 bathroom, ideal for your daily routines and ensuring convenience for all residents. Situated in a pre-1900 building, this home exudes character and history, offering a unique living experience that blends the old-world charm with modern comforts.

With parking available you can bid farewell to the hassle of searching for a parking spot after a long day out. The convenience of having your own designated parking space adds a touch of luxury to your everyday life.

Located in the heart of Saltash, this property provides easy access to local amenities, shops, and restaurants, making it a perfect choice for those who appreciate the convenience of city living while enjoying the tranquility of a charming neighbourhood.

Don't miss the opportunity to make this apartment your new home sweet home. Book a viewing today and step into a world of comfort, convenience, and character at St. Stephens Road. EPC = F (30). Leasehold Property. Council Tax Band A. 999 year lease from new. Service charge £966.00 per annum, each leaseholder owns a percentage of the freehold.

LOCATION

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, leisure centre and train station all a short distance away, there are regular bus services to the local surrounding areas. There are various popular schools in the area. Saltash offers great transport links to Devon and Cornwall along the A38 corridor.

ENTRANCE

From the communal front gardens there are steps leading up to the private entrance for the apartment. Doorway leading into the entrance vestibule.

ENTRANCE VESTIBULE

Coat hanging space, tiled flooring, wooden doorway leading into the hallway.

HALLWAY



Doorways leading into the spacious living accommodation, wall mounted electric heater, power points, storage cupboard, coved ceiling.

LOUNGE 19'8 x 16'00 (5.99m x 4.88m)



Light and airy lounge with double glazed windows to the front aspect, electric Quantum radiator, various power points, picture rail, feature fireplace with limestone surround, granite hearth and inset electric fire.

KITCHEN/DINER 15'8 x 13'10 (4.78m x 4.22m)



Modern matching kitchen comprising range of wall mounted and base units with work surfaces above, single drainer sink unit mixer tap, tiled splashbacks, eye level electric oven, electric hob with extractor hood above, built in dishwasher, space and plumbing for washing machine, various power points, down lighting, space for dining room table, double glazed window to the rear aspect.

BEDROOM 1 16'10 into bay window x 12'8 (5.13m into bay window x 3.86m)



Double glazed bay window to the front aspect, electric Quantum radiator, various power points, range of built in wardrobes.

BEDROOM 2 16'00 x 13'00 (4.88m x 3.96m)



Double glazed window to the rear aspect, wall mounted electric heater, various power points, picture rail.

SHOWER ROOM



Modern matching shower room comprising shower cubicle and electric shower, low level w.c., pedestal wash hand basin, tiled walls, heated towel rail, obscure glass double glazed window to the rear aspect.

GARDENS



Mature communal garden with a selection of well established plants, shrubs and trees, gravelled pathway leading to steps which lead up to a patio

area for sole use of the apartment providing an ideal spot for sitting and enjoying the sunshine whilst taking in glimpses of the sea.

PARKING

To the rear of the property there is a residence only car park.

SERVICES

The property benefits from 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

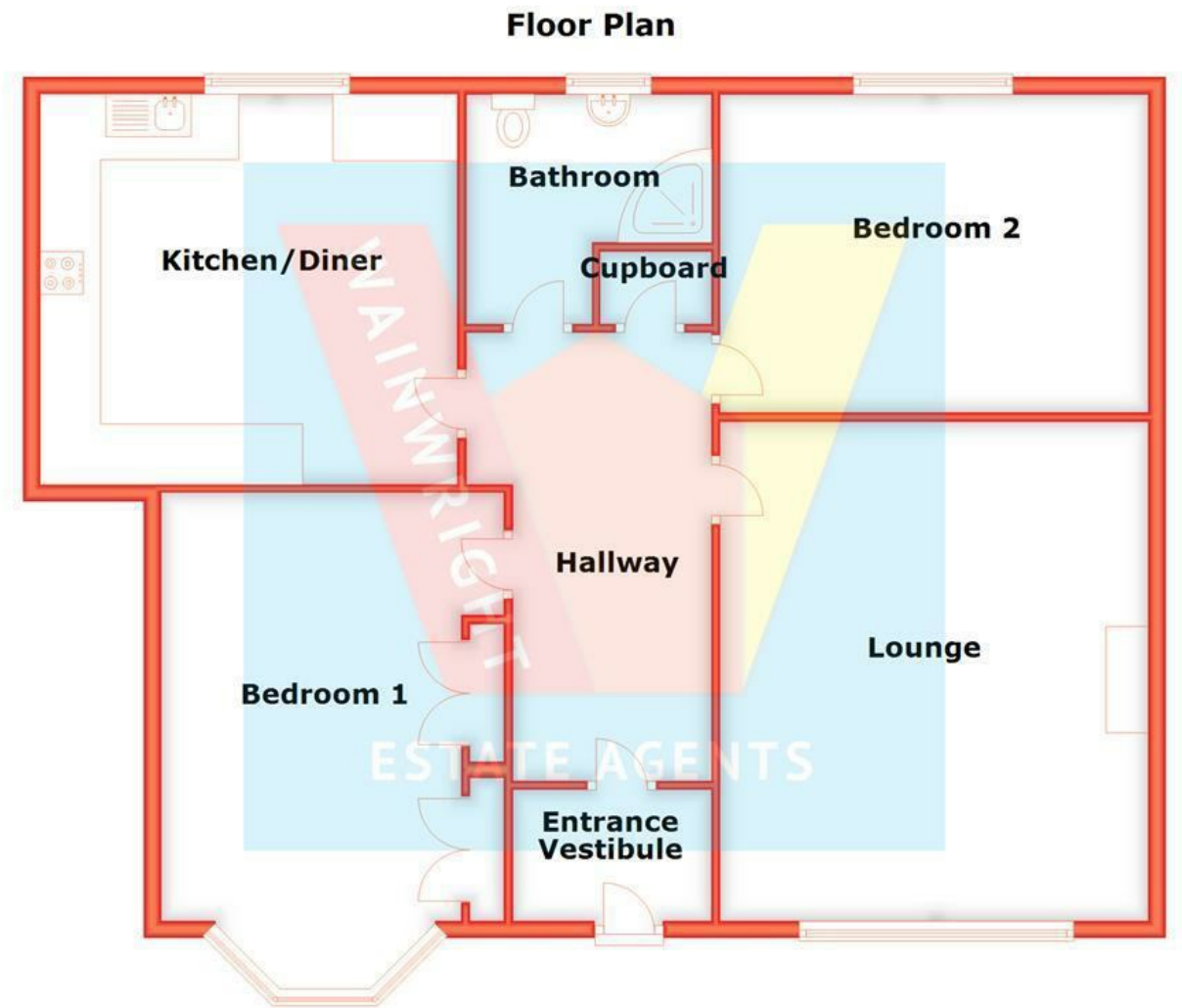
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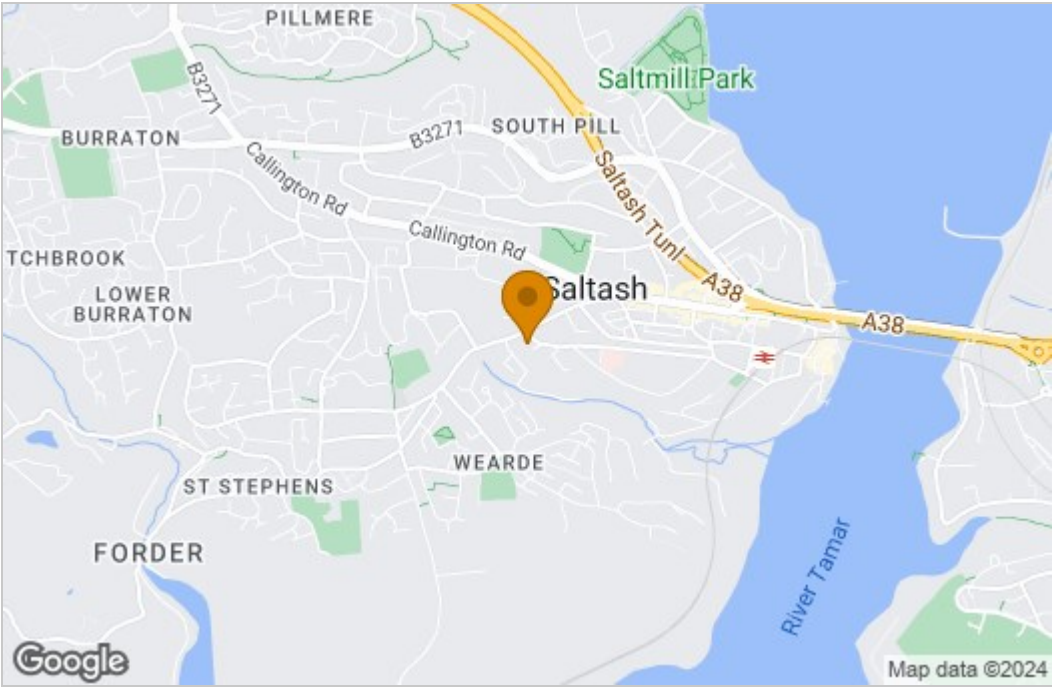
LEASEHOLD INFORMATION

The property has a 999 year leave from new with approx... 964 years remaining on the lease. The current service charge is £966.00 per annum. Each leaseholder owns a percentage of the freehold. The management company is Liskeard Property Management LTD.

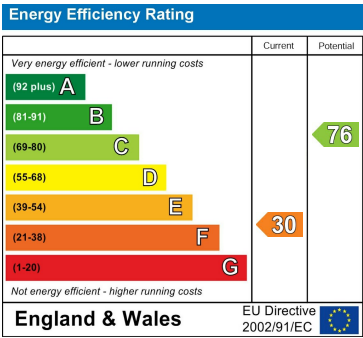
Floor Plan



Area Map



Energy Efficiency Graph



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