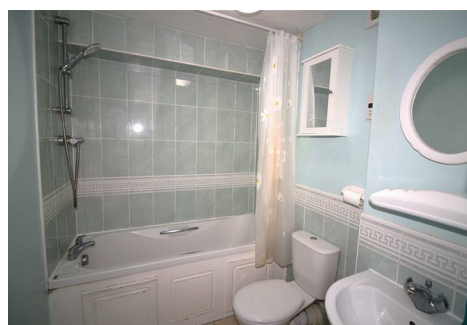




ESTATE AGENTS



## 88 Grassmere Way, Saltash, PL12 6YU

**Asking Price £130,000**

\*\*\*\*FOR SALE WITH NO ONWARD CHAIN\*\*\*\*Welcome to this modern apartment located in the popular Cornish town of Saltash. This ground floor apartment offers a comfortable living space, perfect for individuals or couples. The accommodation briefly comprises lounge/diner, kitchen, two bedrooms, bathroom, communal gardens and allocated parking space, other benefits include double glazing and gas central heating with a new boiler installed in January 2025. One of the standout features of this property is the absence of an onward chain meaning that you can move in without delay, making this an attractive option for first-time buyers or those looking to downsize. Saltash is known for its community spirit and accessibility, with local shops and transport links nearby, making it easy to enjoy all that Saltash has to offer. EPC = C (79). Leasehold property . Council Tax band B. 125 year lease from new with 104 years remaining. Service Charge per annum £1286.71. Ground rent per annum £125.00

## 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

## COMMUNAL ENTRANCE



Communal entrance door leading in to the communal hallway, fire door leading into an inner communal hallway with doorway leading into the ground floor apartment.

## HALLWAY



Doorways leading into the living accommodation, radiator and power point, good size storage cupboard.

## LOUNGE/DINER

## LOUNGE AREA 15'6" x 8'11" (4.72 x 2.72)



The lounge area has double glazed patio doors leading onto rear gravelled area, double glazed window to the side aspect, various power points and radiator. Opening into the dining area.

## DINING AREA 9'1" x 8'1" (2.77 x 2.46)



Archway leading into the kitchen, radiator, power points, wall mounted intercom for the entry phone system.

## KITCHEN 8'5" x 7'8" (2.57 x 2.34)



Modern matching kitchen comprising range of wall mounted and base units with work surfaces above, single drainer sink unit, tiled splash backs, built in electric oven with gas hob and extractor hood

above, space and plumbing for a washing machine, space for fridge / freezer, power points, double glazed window to the side aspect. The boiler is located in a kitchen cupboard which was installed in January 2025 and comes with a warranty.

### **BEDROOM ONE 10'7" x 9'5" (3.23 x 2.87)**



Double glazed window to the rear aspect, power points and radiator.

### **BEDROOM TWO 8'2" x 7'2" (2.49 x 2.18)**



Double glazed window to the rear aspect, power points and radiator.

### **BATHROOM 6'11" x 5'6" (2.11 x 1.68)**



Modern matching white bathroom suit comprising

panelled bath with shower above, pedestal wash hand basin, low level w.c., radiator, part tiled walls, extractor fan.

### **OUTSIDE**



The ground floor flat has the benefit of having patio doors leading out onto a gravelled area. There are steps leading to the rear communal garden which is mainly laid to lawn with a wooden fence surround.



### **PARKING**

The property has an allocated parking space located at the front of the property.

### **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**

125 Years from new with 104 years remaining.

### **SERVICE CHARGES AND GROUND RENT**

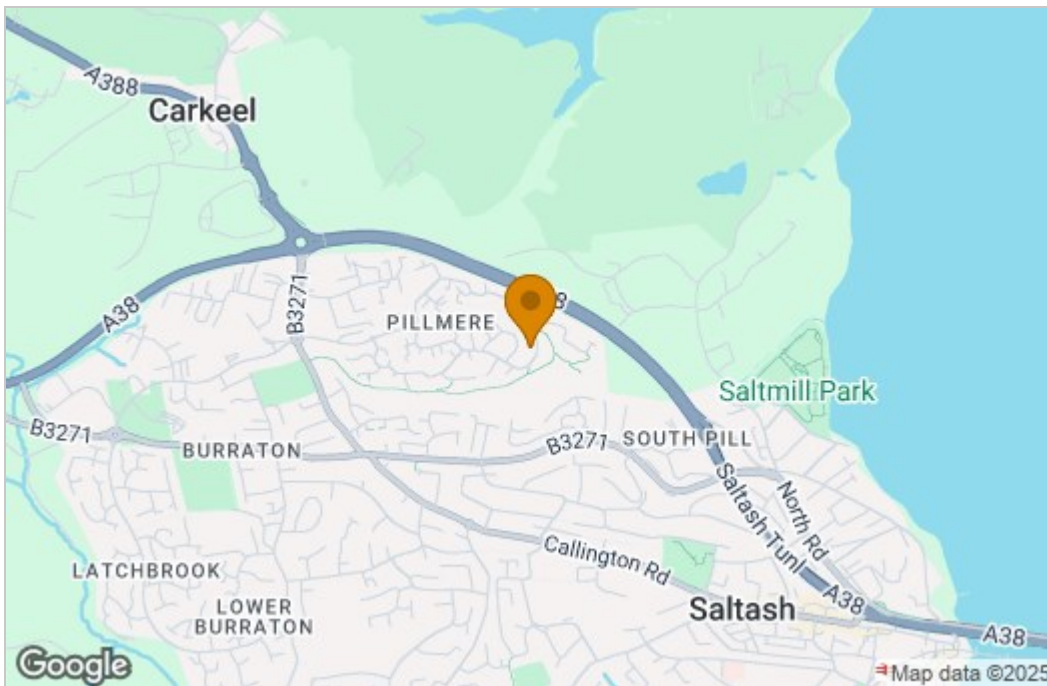
£125.00 per annum for the ground rent. The service charge is £114.67. per month for 11 months of the year. There is a 1 off payment for administration of £25.00 per annum.

# Floor Plan

## Ground Floor



# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		79	79
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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