



## 29 Rogers Drive, Saltash, PL12 6JP

**Offers Over £125,000**

Welcome to this charming ground floor flat located on Rogers Drive in the picturesque town of Saltash. This modern property, built in approx 2001, offers a comfortable living space with lounge, kitchen, two bedrooms and bathroom. Situated in a cul-de-sac location, this flat provides easy access to local amenities and transport links, making it ideal for those seeking a relaxed lifestyle. The property also boasts parking space for one vehicle. With no chain involved, this flat presents a fantastic opportunity for first-time buyers, investors, or those looking to downsize. Don't miss out on the chance to make this lovely flat your new home sweet home in Saltash. Contact us today to arrange a viewing and discover the potential this property holds for you. EPC = D (61). Leasehold property with 997 years remaining, service charge for 2024 £1573.42, ground rent is £80.00 per annum. Council Tax Band A

## 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 front door with intercom entry system, leading into the communal hallway.

## COMMUNAL HALLWAY



Communal hallway with wall mounted post boxes, wall lights, doorway leading into the ground floor apartment.

## HALLWAY



Doorways leading into the living accommodation, wall mounted electric heater, storage cupboard housing the hot water cylinder, wall mounted entry phone system, coat hanging space.

## LOUNGE 14'8 x 11'10 (4.47m x 3.61m)



Double glazed window to the front aspect, electric heater, various power points, feature fireplace with inset electric fire.

## KITCHEN 9'10 x 6'4 (3.00m x 1.93m)



Range of matching kitchen units comprising wall mounted and base units with worksurfaces above, single drainer sink unit with mixer tap, tiled splashbacks, space for fridge/freezer, space and plumbing for washing machine, built in electric oven with electric hob and extractor hood above, double glazed window to the rear aspect, various power points.

## BEDROOM 1 10'10 x 10'4 (3.30m x 3.15m)



Double glazed window to the front aspect, electric heater, various power points.

## BEDROOM 2 10'0" x 9'6" at max narrowing to 6'9" (3.05m x 2.90m at max narrowing to 2.06m)



Please note this is an L shaped room. Double glazed window to the side aspect, electric heater, power points.

## BATHROOM



Matching bathroom suite comprising panelled bath with electric shower above, pedestal wash hand basin, low level w.c., part tiled walls, extractor fan, double glazed window to the rear aspect.

## OUTSIDE



To the front of the property there is a pathway leading to the front door.

## PARKING



Allocated parking space located in a communal 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 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

Lease 1st January 2001 999 years from new with 977 years remaining.

## GROUND RENT AND SERVICE CHARGE

Ground rent is £80.00 per annum. Service charge 2024 £1573.42

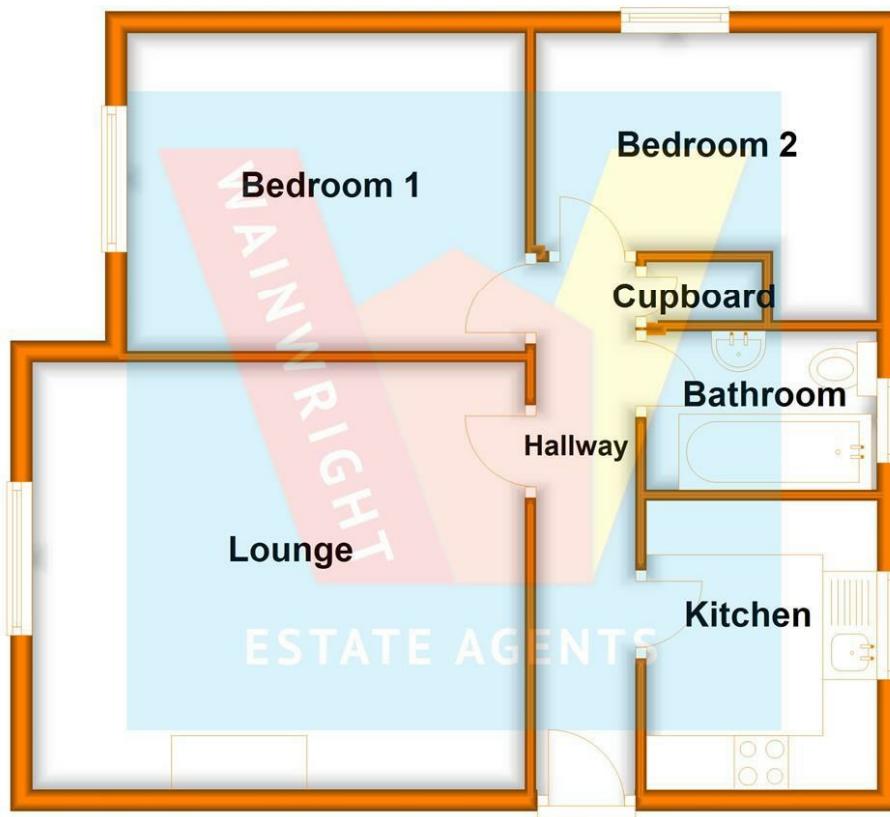
## LEASE INFORMATION

The lease states no pets unless you obtain written consent from the management company.

## Floor Plan

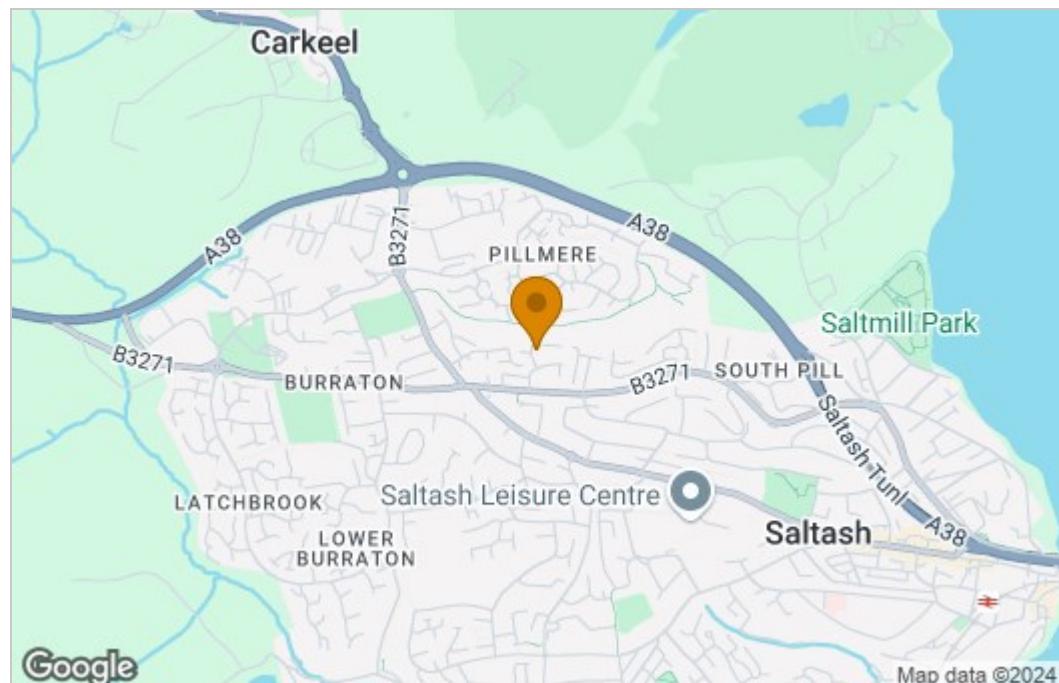
### Floor Plan

Approx. 119.3 sq. feet



Total area: approx. 119.3 sq. feet

## Area Map



These particulars, whilst believed to be accurate, are set out 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 of 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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