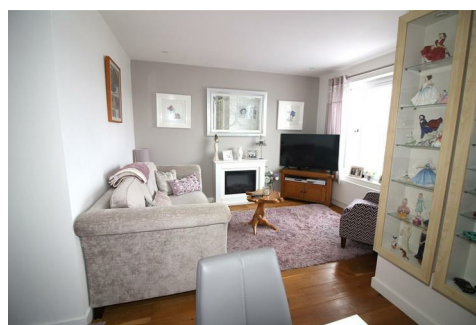




ESTATE AGENTS



## Apartment 1 Boisdale House, Saltash, PL12 6BE

**Asking Price £210,000**

Welcome to this charming ground floor apartment located in the Cornish town of Saltash! This delightful property boasts a modern kitchen/diner, perfect for hosting friends. The apartment features lounge with panoramic views, two cosy bedrooms, and a sleek modern shower room, offering both comfort and style. One of the highlights of this property is the stunning panoramic views it offers of The River Tamar and extending towards Dartmoor allowing you to relax and unwind while admiring the picturesque surroundings.

Additionally, the gated parking provides convenience and security for your vehicle. Situated close to Saltash town centre, this apartment offers easy access to a variety of amenities, including shops, restaurants, bus routes, train station and local attractions. Whether you're looking for a peaceful retreat or a vibrant urban lifestyle, this property caters to all your needs. Don't miss out on the opportunity to make this apartment your new home. Contact us today to arrange a viewing and experience the beauty and convenience this property has to offer! EPC = C(77). Council Tax Band A. Leasehold Property.

## LOCATION



The property is located within walking distance to Saltash town centre. 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 also various popular schools in the locality. Saltash offers great transport links to Devon and Cornwall along the A38 corridor

### COMMUNAL ENTRANCE GATE

Gated entrance with electric video entry system and side gate also with video entry system.

### FRONT DOOR

Leading into a communal hallway where there is access to this apartment and one other.

### COMMUNAL HALLWAY

Doorway leading into apartment 1.

### ENTRANCE DOOR

Leading into the hallway.

### HALLWAY

Oak flooring, wall mounted entry phone system, doorways leading into the bedrooms and shower room, opening into the open plan living area.

### OPEN PLAN LIVING AREA

## LOUNGE 11'6 x 9'10 (3.51m x 3.00m)



Double glazed window to the front aspect with a stunning view of The River Tamar and extending towards Dartmoor, oak flooring, various power points, radiator, down lighting with dimmer switch.

## KITCHEN/DINER 13'10 x 10'10 (4.22m x 3.30m)



Modern matching kitchen comprising range of wall mounted and base units with worksurfaces above, single drainer sink unit with mixer tap, built in dishwasher, built in washer/dryer machine, under counter built in fridge and freezer, various power points, built in electric oven with gas hob and extractor hood above, double glazed window to the rear aspect with stunning views of The river Tamar and extending towards Dartmoor, down lighting with dimmer switch, under counter feature lighting, space for dining room table, oak flooring, opening leading into the lounge.

**BEDROOM 1 8'8 x 8'7 (to fitted wardrobes)  
(2.64m x 2.62m (to fitted wardrobes))**



Triple glazed window to the front aspect, with sound proofing, radiator, power points, t.v. point, built in wall to wall wardrobes.

**BEDROOM 2 8'7 x 9'8 (2.62m x 2.95m)**



Double glazed windows to the side aspect, radiator, power points, t.v. point.

**SHOWER ROOM**



Modern matching shower room comprising walk in double shower with tiled splashback and drench style shower, wash hand basin with mixer tap, low level w.c., tiled walls, under floor heating, tiled flooring, heated towel rail, wall mounted mirror with touch lighting.

**OUTSIDE**



There is an elevated patio area providing an ideal spot to take in the stunning views, pathway leading to the communal parking area and communal garden.

**COMMUNAL GARDENS**



The communal gardens have a grassed area with various mature shrubs, apple trees and bushes, patio and barbeque area.

**PARKING**



There is a gated communal car parking area accessed via video entry system, apartment 1 has an allocated parking space.

## **STORAGE CUPBOARD**

Access via doorway from the hallway providing useful additional storage. The boiler which supplies the hot water and gas central heating system is located in the storage cupboard.

## **SERVICES**

Mains Gas and Electric

Water & Sewerage is supplied by Southwest Water.

Council Tax Cornwall County Council Band A

The property also benefits from good mobile phone coverage and a good speed internet service currently supplied Virgin

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

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

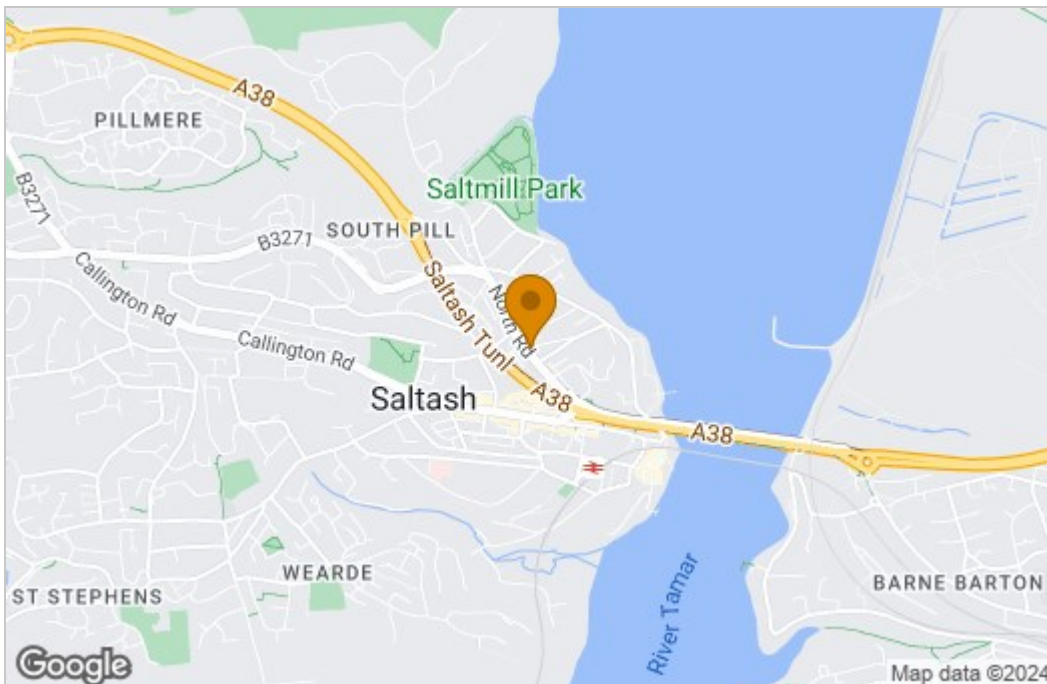
## **LEASE INFORMATION**

The lease was 125 years from new in 2016 with 117 years remaining. The ground rent is currently £200.00 per annum. The current service charge for 2024 is £2228.00

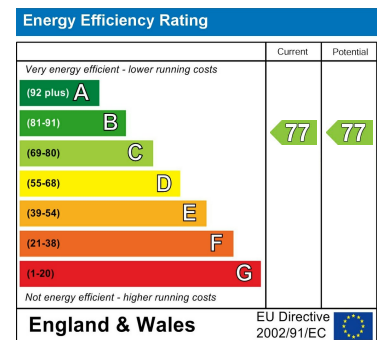
## Floor Plan



## 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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