



Cedar Court , Saltash, PL12 6DQ

£750 Per Month

Wainwright Estate Agents are delighted to offer this one bedroom apartment for the over 55's only, located in a popular retirement development of Cedar Court which is within close walking distance to Saltash town centre with all its amenities. Accommodation comprises lounge/diner, modern kitchen, double bedrooms, modern shower room and communal gardens, the property benefits from having its own front door, gas central heating and double glazing. EPC = To follow. Council Tax Band A. Rent is £750.00 P.C.M. Holding Deposit £173.00 Deposit £865.00

LOCATION

Cedar Court is located within walking distance to Saltash Town Centre with all its local shops, amenities and bus routes to the surrounding areas. Saltash is a popular Cornish Town located across the River Tamar from Plymouth and is often known as The Gateway To Cornwall. The town has doctors, dentists, library, leisure centre and train station. There are various popular schools in the area. Saltash offers great transport links to Devon and Cornwall along the A38 corridor.

ENTRANCE

Front door leading into the hallway.

HALLWAY

Doorways leading into the living accommodation, storage cupboard.

LOUNGE 13'10 x 11'2 (4.22m x 3.40m)



Double glazed window to the front aspect, radiator, power points.

BEDROOM 10'10 x 9'00 (3.30m x 2.74m)



Double glazed windows to the front and side aspect, radiator, power points, fitted double wardrobe, fitted over the bed storage and bedside unit.

KITCHEN 9'10 x 5'10 (3.00m x 1.78m)

Modern matching kitchen comprising range of wall

mounted and base units with mixer tap, tiled splashbacks, various power points, double glazed window to the side and rear aspect.

SHOWER ROOM



Modern matching shower room comprising shower cubicle, vanity unit with inset wash hand basin and cupboard beneath, low level w.c., heated towel rail, double glazed window to the rear aspect.

COMMUNAL GARDENS



Well stocked mature communal gardens with a grassed area and selection of various plants, flowers and shrubs. There is pathway which leads to a secure gateway providing access to Saltash town centre,

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>

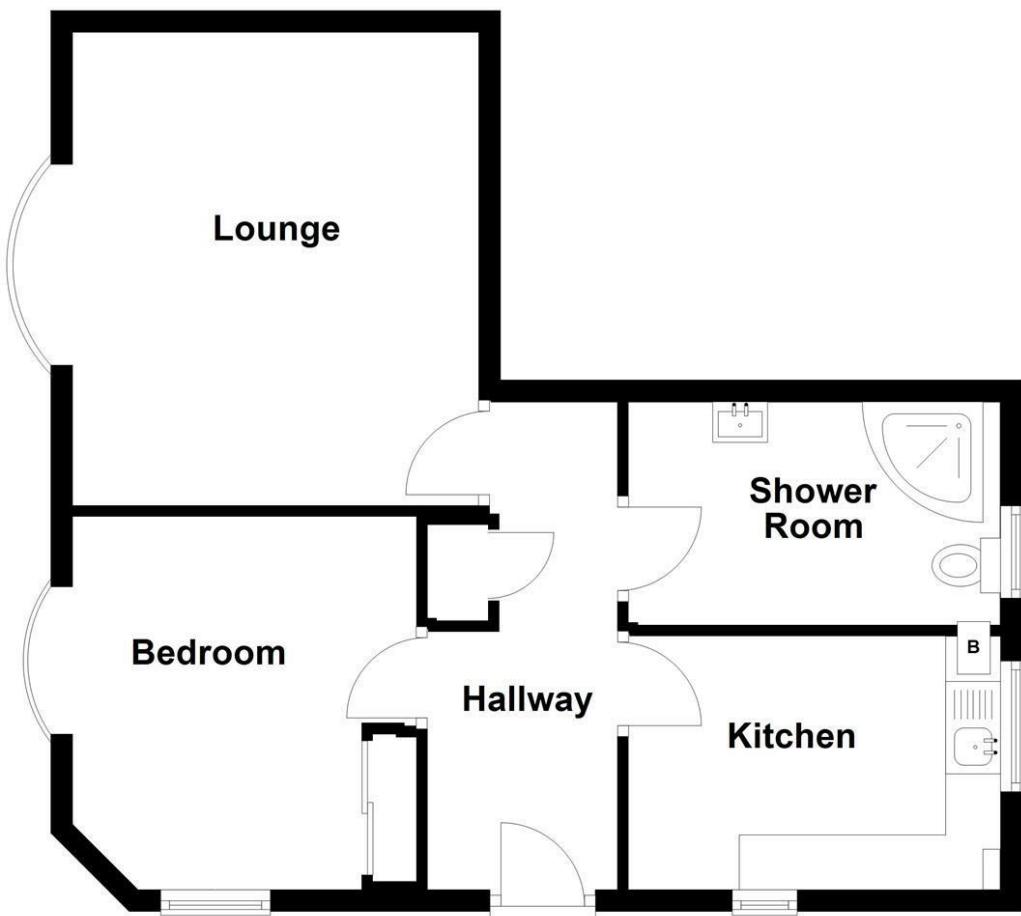
TENANCY INFORMATION

Exclusive of the following: Council tax, electricity, gas and water. No smokers - Holding Deposits: A holding deposit equal to 1 weeks rent is payable upon the start of the application. Successful applications - any holding deposit will be offset against the initial Rent and Deposit with the agreement of the payee. Fees payable in accordance with the Tenant Fees Act 2019: Additional variable charges may apply during the course of the tenancy or at the end and are detailed within the tenancy agreement. These include: Default of Contract - Late Payment Charge £30.00 Inc. Vat Default of Contract - Loss of Keys £30.00 Inc. Vat Contract Variation - Administration Charge £60.00

Inc. Vat Contract Termination - Administration Charge £60.00 Inc. Vat (Plus any reasonable Landlord costs, by prior agreement) Deposit <https://www.wainwrightestateagents.co.uk> Deposit A Deposit equal to 5 weeks rent (6 weeks rent, where the annual rent is greater than £50,000.00) The Deposit and first months Rent is payable once the references have been passed and the tenancy commences. Redress Scheme and Client Money Protection Property Redress Scheme - Membership No. PRS002551 UKALA Client Money Protection - Membership No. 188420

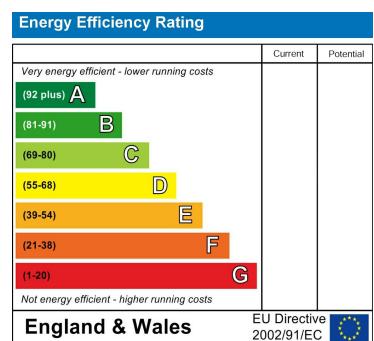
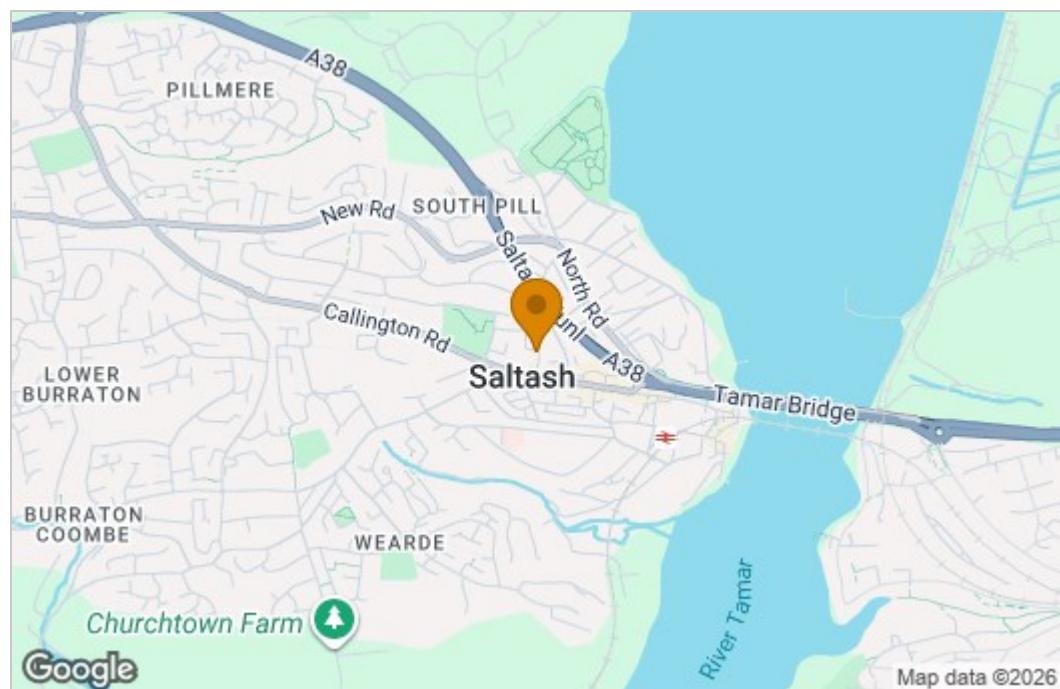
Floor Plan

Floor Plan



Area Map

Energy Efficiency Graph



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.

61 Fore Street, Saltash, Cornwall, PL12 6AF

Tel: 01752 849689 Email: sales@wainwrightestateagents.co.uk <https://www.wainwrightestateagents.co.uk>