



ESTATE AGENTS



Boisdale House North Road, Saltash, PL12 6BE

Asking Price £165,000

Welcome to this charming and modern first floor apartment located in the Cornish town of Saltash! This delightful property boasts an open plan living area with stunning panoramic water and countryside views from the lounge area, modern fitted kitchen, double bedroom and a sleek modern shower room. One of the highlights of this property is the ever changing 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.

Other benefits include double glazing and gas central heating. 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 (76). Council Tax Band A. Leasehold Property 125 year lease from new with 115 years remaining. The ground rent is £150.00 per annum. The service charge is 1951.78 per annum.

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. Saltash offers great transport links to Devon and Cornwall along the A38 corridor

COMMUNAL FRONT DOOR



Communal front door leading into the communal hallway.

COMMUNAL HALLWAY



Stairs leading to the first floor where there is a front door leading into the apartment.

HALL

Oak flooring, radiator, coat hanging space, wall mounted video telephone entry system, doorway leading into the open plan living area.

OPEN PLAN LIVING AREA 18'7 x 15'5 (5.66m x 4.70m)



LOUNGE AREA



Oak flooring, double glazed bay window with stunning panoramic views overlooking The River Tamar, Dartmoor and local countryside, power points and radiator.

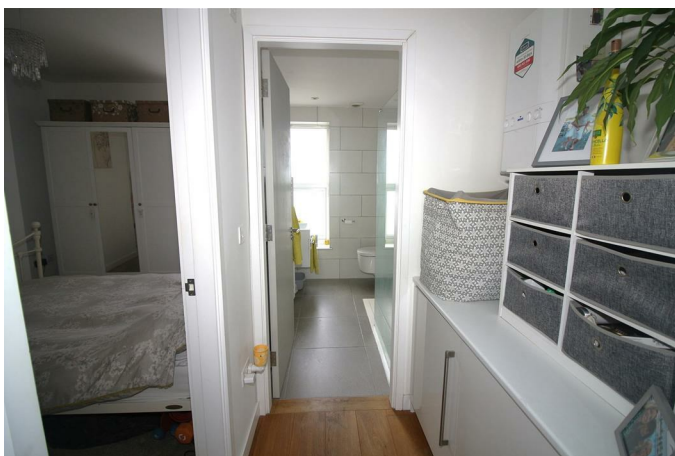


KITCHEN AREA



Modern matching kitchen comprising wall mounted and base units with worksurfaces above, sink and drainer unit with mixer tap, built in electric oven with gas hob and extractor hood above, built in fridge, built in dishwasher, power points, oak flooring, doorway leading into the inner hallway/utility room.

INNER HALLWAY/UTILITY ROOM



Oak flooring, built in storage cupboards with worksurface above, built in washing machine, power points, wall mounted gas boiler which supplies the hot water and central heating system, doorway leading into the bedroom and shower room.

BEDROOM 1 13'5 x 9'8 (4.09m x 2.95m)



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

SHOWER ROOM



Modern matching white bathroom suite comprising vanity unit with inset wash hand basin and storage beneath, low level w.c., walk in double shower cubicle with glass shower screen and rain fall style shower, tiled walls, double glazed window to the front aspect, tiled flooring with under floor heating, wall mounted heated towel rail.



COMMUNAL GARDENS



The apartment has use of the communal gardens and patio area.

PARKING



The apartment has an allocated parking space within the secure gated communal car park.



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

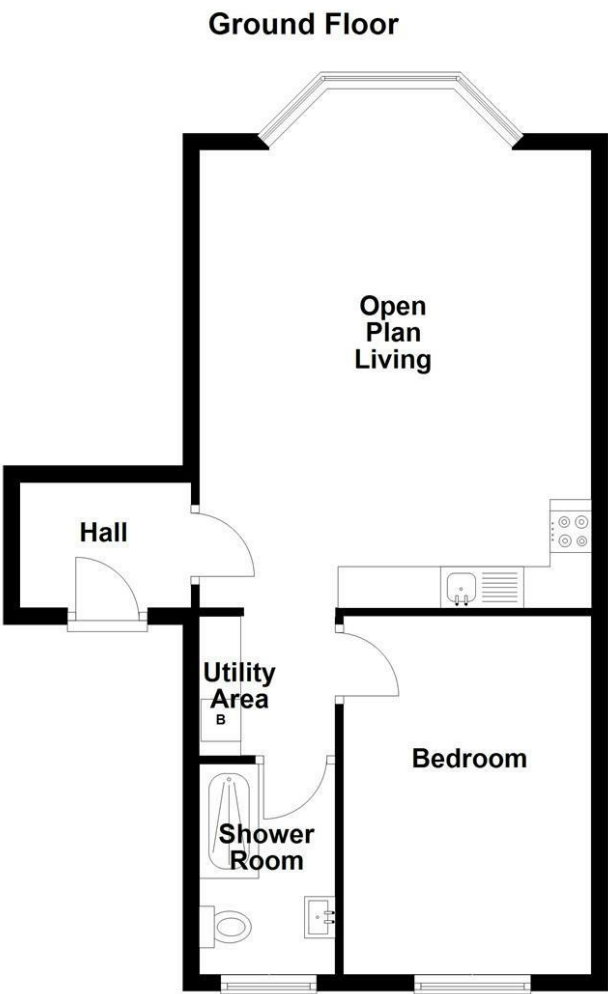
<https://labs.thinkbroadband.com/local/index.php>

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

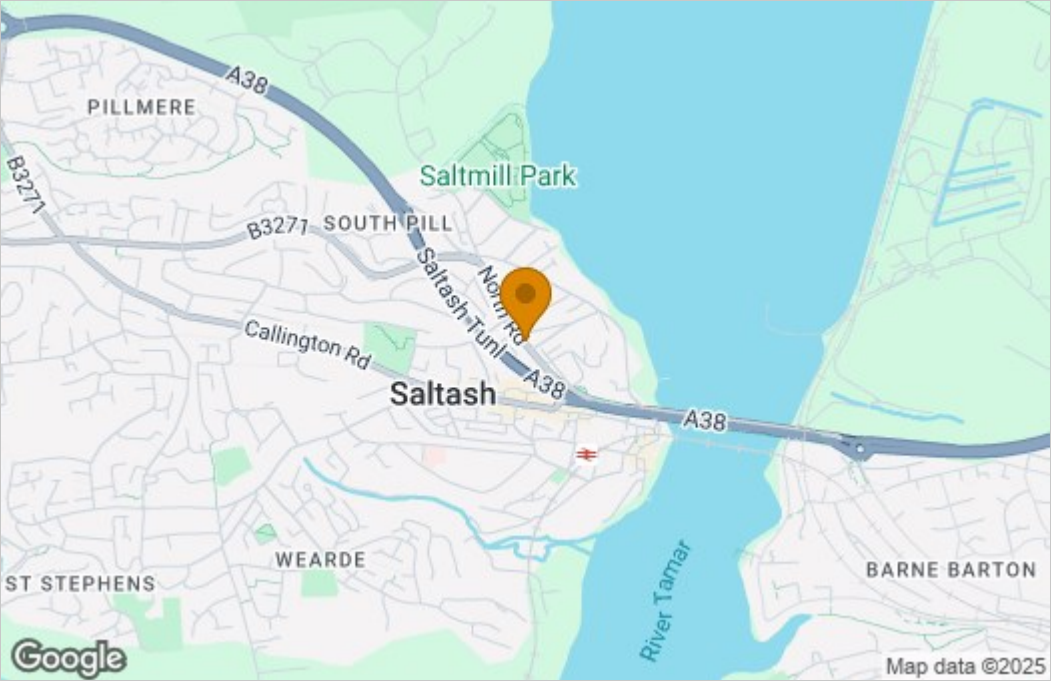
LEASE INFORMATION

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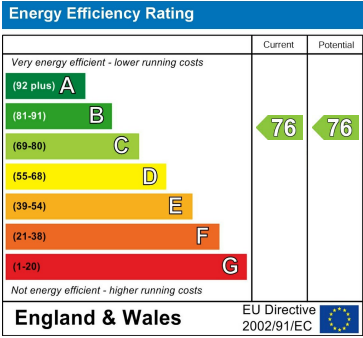
Floor Plan



Area Map



Energy Efficiency Graph



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