WAINWRIGHT
ESTATE AGENTS









Duncan House 14 Lower Fore Street, Saltash, PL12 6JX

Asking Price £130,000

Located within walking distance of Saltash Town Centre is this charming studio apartment offering a unique opportunity to own a piece of history, housed within a Grade II listed building, the property boasts character and charm, making it a delightful residence for those who appreciate heritage and architectural beauty. As you step inside, you will be greeted by a warm and inviting atmosphere with open plan living area providing a comfortable living space for individuals or couples incorporating a modern fitted kitchen. One of the standout features of this property is the stunning views of the River Tamar and local countryside. The property is offered for sale with no onward chain so whether you are a first-time buyer, looking to downsize, or seeking a charming retreat, this apartment is sure to impress. Do not miss the chance to make this delightful apartment your new home, where history meets modern living in a truly beautiful setting. EPC = C (74). Council Tax Band A. Leasehold Property 999 year lease from new 1st April 2020. £1235.75 Annual Service Charge

LOCATION



The apartment is located in an enviable location within walking distance to Saltash Town Centre with all its local shops and cafe's. 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 and leisure centre all a short distance away, the property is within easy walking distance to Saltash train station, there are also regular bus services to the local surrounding areas. Saltash offers great transport links to Devon and Cornwall along the A38 corridor.

ENTRANCE



Communal front door leading into the communal hallway.

COMMUNAL HALLWAY



From the communal hallway there are stairs leading to the first floor with a large window to the front aspect.

STAIRS



Further stairs lead to the second floor landing with entrance door leading into the apartment.

ENTRANCE

Front door leading into the hallway.

HALLWAY

Doorways leading into the open plan living area and bathroom, downlighting, wall mounted entry intercom system.

OPEN PLAN LIVING ROOM 30'6" x 13'3" (9.30 x 4.04)



Light and airy open plan living area.

LOUNGE AREA



Sash window with secondary glazing to the rear aspect with stunning views of The River Tamar and local countryside, various power points, radiator, down lighting, velux style window to the rear aspect also with the stunning views. Please note that parts of the open plan living area have limited head height.









KITCHEN AREA



Modern matching kitchen comprising range of wall

mounted and base units with work surfaces above, single drainer sink unit with mixer tap, built in electric oven with electric hob and extractor hood above, built in fridge, built in washing machine, selection of power points, down lighting. The gas boiler which supplies the hot water and central heating system is located within a kitchen cupboard.



BEDROOM AREA



Sash window with secondary glazing to the front aspect with views of the local countryside, various power points, radiator, built in wall to wall wardrobes, down lighting.



BATHROOM



Modern matching bathroom suite comprising panelled bath with shower attachment above, low level w,c, vanity unit with inset wash hand basin and storage beneath, radiator, window to the front aspect with pleasant views.



COMMUNAL GARDENS

One of the real selling features of this apartment is the communal garden which is mainly laid to lawn with a good selection of mature plants, flowers and shrubs. There is also a raised decked area providing an ideal spot for relaxing and enjoying the sunshine.









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

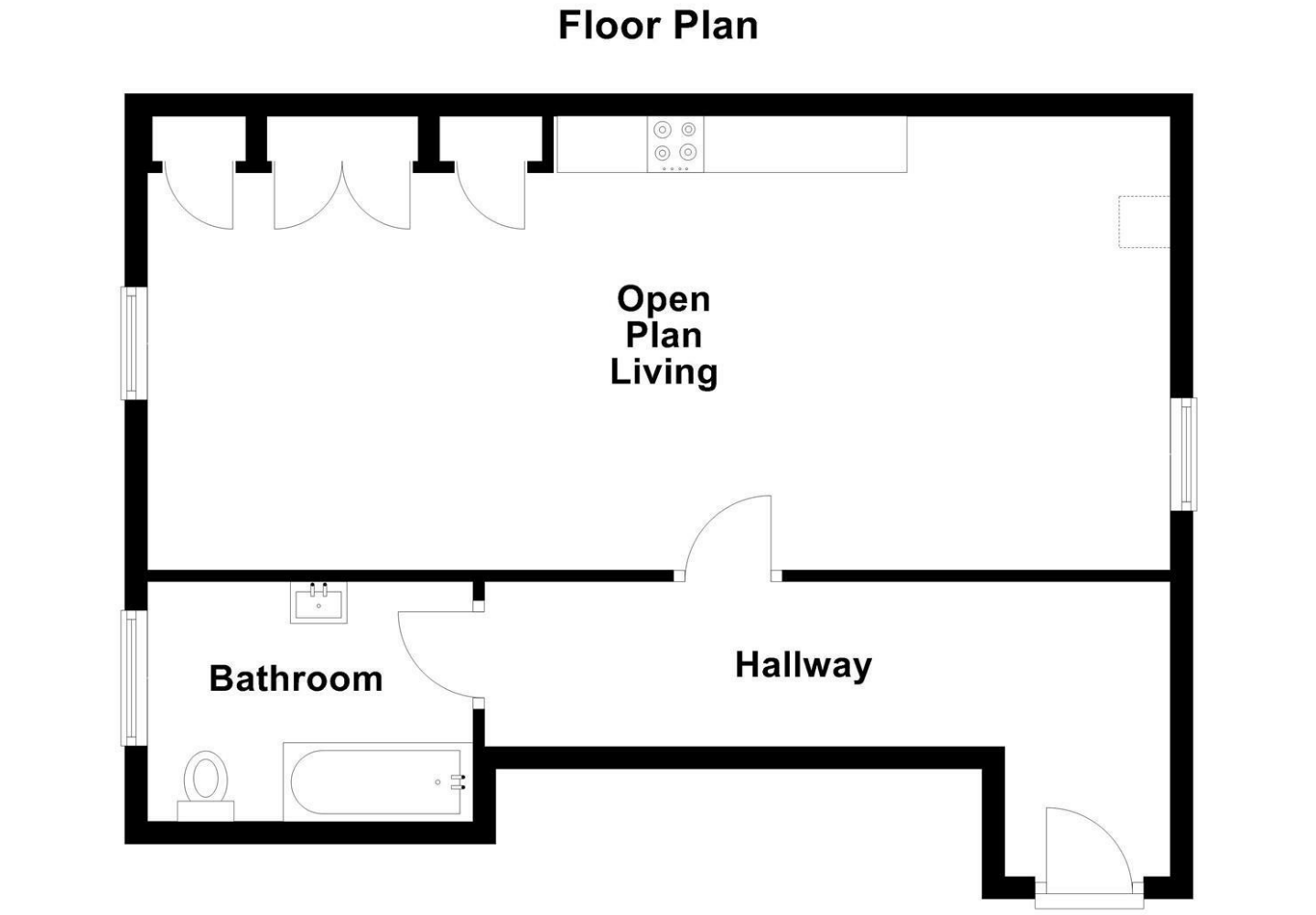
LEASEHOLD INFORMATION

The lease is 999 years from new with a start date of 1st April 2020 with 994 years remaining. The annual service charge is currently £1235.75 per annum. There are 8 apartments in the building and each owner owns 1/8 of the Freehold.

AGENTS NOTE

Should a purchaser(s) have an offer accepted on a property marketed by Wainwright Estate Agents, they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your information. The cost of these checks is £30 +VAT = Total £36.00 per purchase, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.

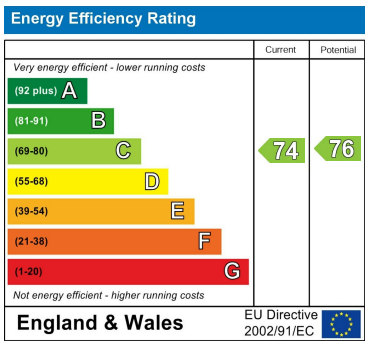
Floor Plan



Area Map



Energy Efficiency Graph



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