



Wolseley Road | Saltash Passage | Plymouth | PL5 1JP

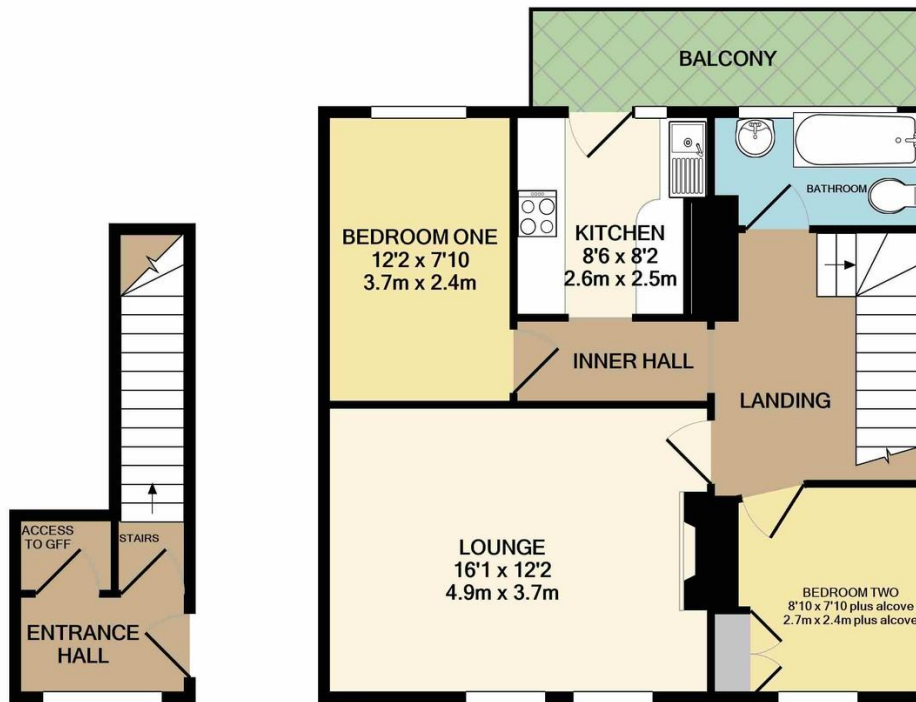
Guide £160,000-£170,000

A bright and airy first floor flat with river views.

This two double bedroom apartment, situated within the Saltash Passage area on Plymouth, has just been decorated and had new floor coverings. Accommodation currently comprises an open landing with river views, large lounge, updates kitchen opening onto the balcony, two bedrooms, bathroom and garden.

However, the property could be re-modelled to create a stunning open plan living/kitchen/dining room with outstanding views (see floor plans) subject to consents.

- Two Double Bedrooms
- First Floor Flat
- River Views
- Upvc Double Glazed Windows
- Gas Central Heating
- Popular Location
- Close To Local Facilities



GROUND FLOOR
APPROX. FLOOR
AREA 92 SQ.FT.
(8.5 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 592 SQ.FT.
(55.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 684 SQ.FT. (63.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2021

Contact Details

48 Ebrington Street
Plymouth
Devon
PL4 9AD

www.athomelettings.com
info@athomeproperty.co.uk
01752 777070

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

WWW.EPC4U.COM

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements