



Apartment 3, Boisdale House, 78, North Road, Saltash, Cornwall, PL12 6BE



Price £195,000

Lang Town and Country are delighted to present to the market this very well-presented ground floor apartment, situated in the gated development known as "Boisdale House".

The apartment has been beautifully maintained and is a real credit to its current owner. The apartment, which is individually designed, offers views from the living area of the River Tamar and beyond and is within walking distance of the vibrant Saltash Town Centre. It also provides easy access to the Tamar Bridge and A38 with the Train Station not too far away either.

In brief, the apartment consists of 2 Bedrooms. The master bedroom is a double size and has an inbuilt cupboard. There is a beautiful "Jack and Jill" shower room connecting both bedrooms and consisting of walk-in shower, low level WC, wash hand basin and ladder towel rail with a skylight providing ample light.

There is also a kitchen/breakfast room with a range of wall and base mounted units, skylight providing additional light, and integrated hob/oven with overhead extractor hood, Neff washer/Dryer and Dishwasher. From here there is also access to the communal garden and parking area.

The lounge/dining room is a wonderful room with a Square bay and wonderful of the River Tamar and beyond. The room provides ample space to entertain and dine.

Lang Town and Country would highly recommend an internal inspection of this beautiful ground floor apartment in the "Gateway to Cornwall".

We understand the apartment is held on Lease with 115 years remaining and subject to a service charge of approximately £2,200 per Calendar year, payable every 6 months, but this is subject to change and an annual ground rent of approximately £200 PA. The above information is provided in good faith although we would recommend that prospective purchasers consult their own solicitor for formal verification.

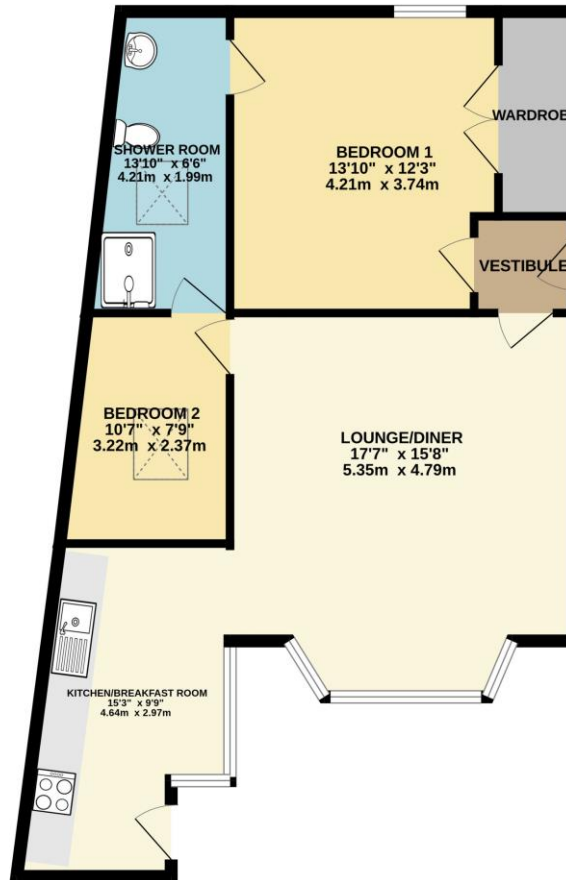
Agents note

There is now a daily ferry service connecting Saltash with RWY, with its range of bars and restaurants.



To view this property call Lang Town & Country Estate Agents on **01752 200909**.





TOTAL FLOOR AREA: 751 sq.ft. (69.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.

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