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**Leasehold : Council Tax Band B  
EPC Rating B**

Liskeard Road , Saltash

**BELVOIR!**

Guide price £155,000





## Key Features

- > Leasehold 108 Years Remaining
- > 1 Bedroom First Floor Apartment With Lift Access
- > Over 60's Only
- > Service Charge £249.13 Per Month - Ground Rent £340 Per Annum
- > Fitted Kitchen, Wet Room & Double Bedroom
- > Secure Entry & 24 Hour Emergency Call System

Available for the OVER 60'S ONLY!

Another fantastic opportunity to purchase a FIRST FLOOR apartment with lift access in the JANEVA COURT DEVELOPMENT.

The property is situated in an enviable position in the corner of the building and boasts a stunning dual-aspect lounge/diner with pleasant views overlooking part of Chapel Field. The apartment also features a double bedroom with fitted wardrobes, a modern kitchen, a superb wet room, and an attractive hallway with storage cupboard! Additional benefits include; allocated parking & communal gardens, secure entry & 24 hour emergency call system, easy transport links, residents' lounge, organised social activities, church & meetings rooms. NO ONWARD CHAIN!

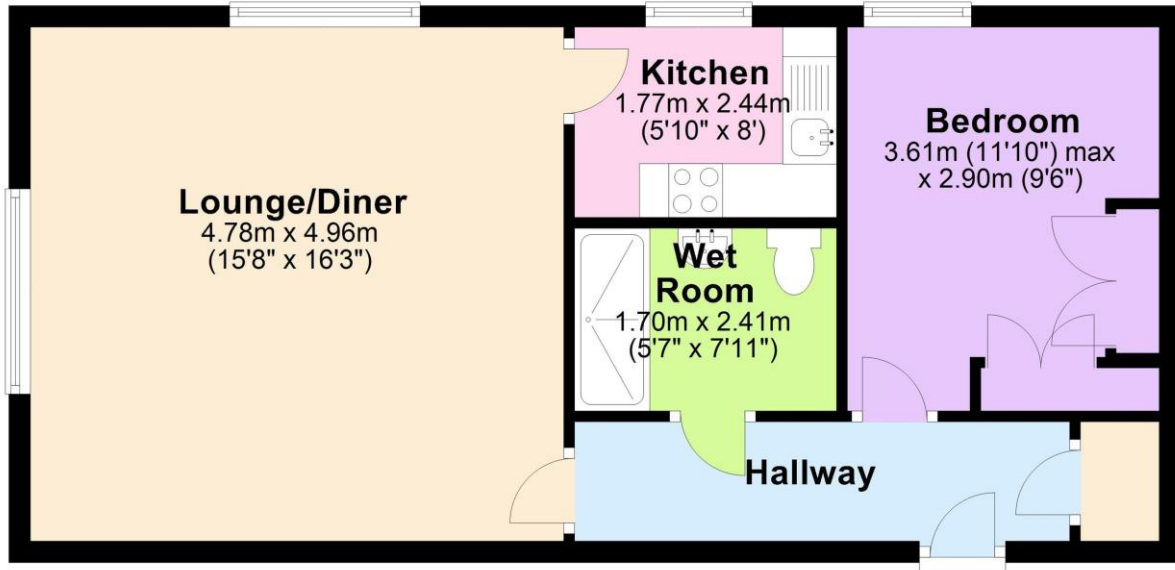


Saltash is a picturesque town that lies just across the River Tamar from Plymouth and is often referred to as the "Gateway to Cornwall". The town centre itself provides many shops and the doctors, dentists, library and leisure centre are all close by. There are four primary schools and a secondary school, along with a local health centre and many places of worship. South East Cornwall boasts many waterside villages such as St Germans and Cargreen, all within easy commuting distance to Saltash and the City of Plymouth. Saltash is a busy and thriving town, with great transport links into Cornwall and along the A38 corridor.



## First Floor

Approx. 50.2 sq. metres (540.2 sq. feet)



Total area: approx. 50.2 sq. metres (540.2 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

Contact us today to arrange a viewing...

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