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**Leasehold : Council Tax Band A
EPC Rating D**

Spire Hill Park, Lower Burraton, Saltash

BELVOIR!

Guide price £127,500



Key Features

- > One Bedroom Ground Floor Apartment
- > Off Road Parking Space
- > Private Decking
- > Garden & Storage Shed
- > Electric Storage Heaters & Gas Fire

A lovely ground floor apartment with garden and off-road parking!

Situated in the popular Lower Burraton area of Saltash, this wonderful apartment benefits from a newly renewed long lease (approx. 146 years) with no service charges or ground rent!!

Additional features include; a dual aspect living room with gas fire and French doors to the garden, a fab raised deck over looking the lawn, a garden shed, additional storage shed at the front, a double bedroom with built in cupboard, fitted kitchen with room for a breakfast table and chairs, shower room, electric storage heaters, double glazing and more!



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, a college and 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.

Ground Floor

Approx. 39.3 sq. metres (423.0 sq. feet)



Total area: approx. 39.3 sq. metres (423.0 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	63 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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