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Saltram Meadows

Saltram Meadows, Afflington Road, Plymouth, PL9 7GH



Plymouth City Centre 2.5 miles Devon  
Expressway 4.2 miles Exeter 43 miles

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**Bright, spacious two bedroom  
apartment with balcony's set  
within an idyllic location,  
southeast of Plymouth.**

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- 2 Bedroom First Floor Apartment
- Open Plan Kitchen/Dining/Living Room
- Good Size Bathroom
- Balcony to both Front & Rear
- Allocated Parking
- Energy Efficient Home
- Leasehold
- Council Tax Band TBC

**Guide Price £243,000**



### **SITUATION**

Situated to the southeast of Plymouth, Plymstock is one of the most desirable areas in the region. Its excellent location provides convenient access to Plymouth City Centre, just a short drive away, while also bordering the South Hams – a gateway to stunning rural landscapes and coastal destinations. Nearby are charming villages and beaches such as Wembury, Heybrook Bay, and Bovisand.

Plymstock offers a wide range of local amenities, with The Broadway serving as the main hub, home to a variety of shops and essential services. The area is highly regarded for its schools, all of which receive positive Ofsted ratings. These include several well-respected primary schools and two popular secondary schools: Plymstock School and Coombe Dean School. Excellent transport links, including reliable bus routes, connect Plymstock to Plymouth and further afield, reaching as far as Kingsbridge to the east.

### **DESCRIPTION**

Modern living at its best, the Apartments B2 open plan kitchen/dining/living room is bright and ideal for the way we live today. There are two nicely-proportioned bedrooms, plenty of storage and a modern family-sized bathroom. Perfect for first-time buyers and young professionals.

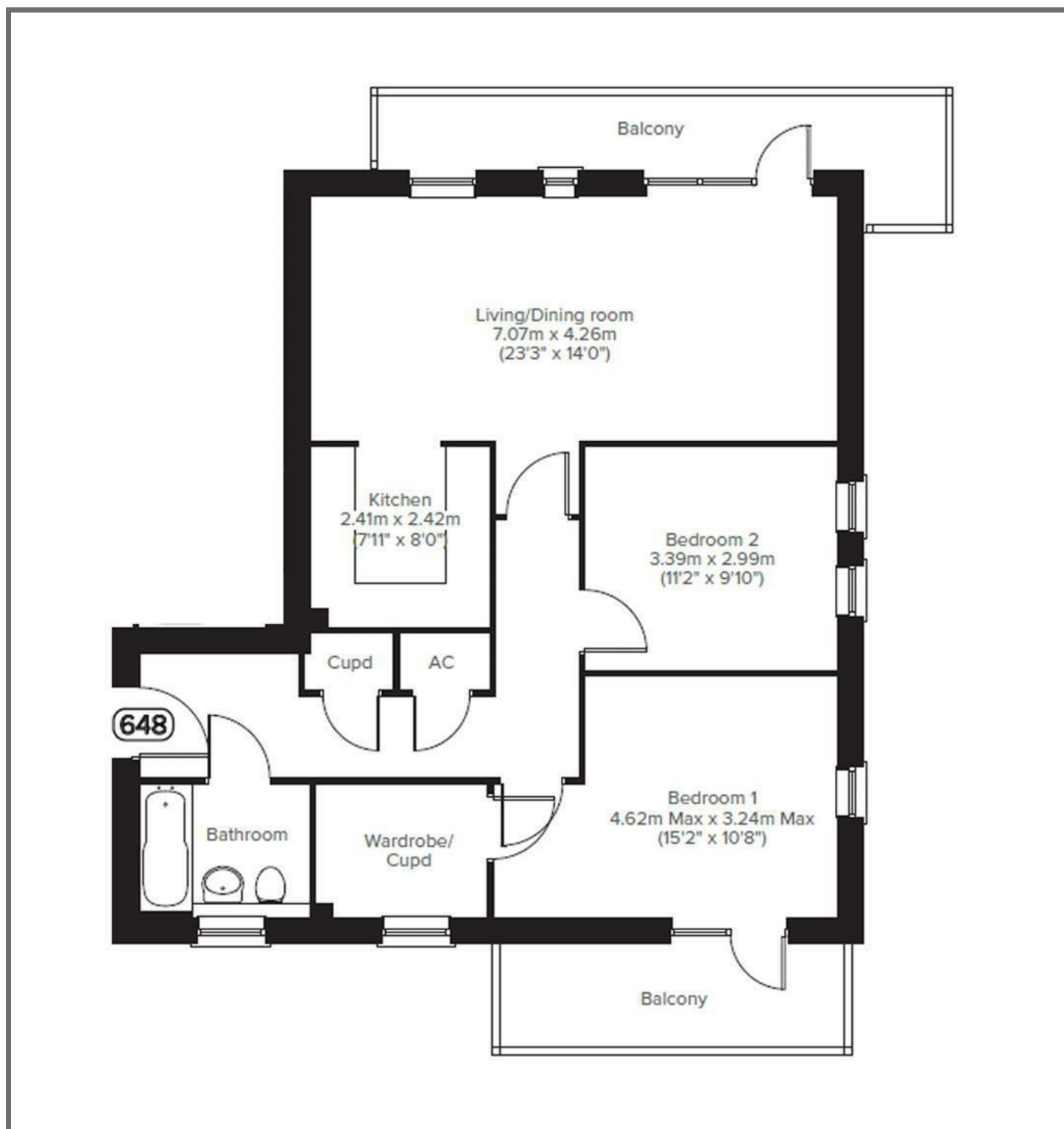
Open plan living/dining room/Kitchen, bathroom with modern fixtures and fittings

### **ADDITIONAL INFORMATION**

Call Stags on 01752 223933 for further information.







IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
31-40	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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