



Cedar Court, Saltash PL12 6DQ

welcome to

Cedar Court, Saltash

This charming one-bedroom first floor apartment is designed for the over 55's community. It features a modern bathroom and a bright living space. Enjoy beautifully maintained communal gardens and a convenient walkway leading directly to Saltash town center,



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Communal Hallway/ Landing

double glazed windows to rear of the property, storage cupboard for the property, door leading into the flat,

Lounge

12' 2" x 10' 11" (3.71m x 3.33m)

double glazed window to front elevation, radiator, carpet flooring, ceiling light.

Kitchen

8' 8" x 6' 4" (2.64m x 1.93m)

Wall and floor based units with worksurfaces above, sink and drainer with mixer tap, part tiled walls, space

and plumbing for washing machine and electric hob, power points double glazed window to rear elevation and gas boiler wall mounted.

Bedroom

Double glazed window to rear elevation, radiator, built in double wardrobe, ceiling light.

Shower Room

Modern shower room with shower cubicle, vanity unit with wash hand basin and cupboard beneath, low level w/c, tiled walls, double glazed window to rear elevation, radiator, extractor fan, ceiling light.

Communal Gardens/Outside

Mature communal gardens with a grassed area and various plants, flowers and shrubs.

A pathway leads you to a secure gateway providing access to Saltash town centre,



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Cedar Court, Saltash

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- ONE BEDROOM APARTMENT
- OVER 55'S RETIREMENT

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 722.76

Ground Rent: 1445.52

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Mar 1988.
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£75,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SAS105653 - 0012

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