

Apartment 6, Royal Albert Court, New Road, Saltash, PL12 6JH

£160,000

Saltash

Lawson are delighted to market this well-appointed ground floor apartment, just a short walk from all amenities, benefiting from excellent transport links and accommodation. The ground floor accommodation comprises; a communal entrance door leading to a hallway, and an inner front door to the apartment. An entrance hall with a moulded ceiling and ceiling rose, large walk-in storage cupboard, intercom and a doorway to the lounge/dining room; large bay window to the front elevation, a moulded ceiling and ceiling rose, and a kitchen; fitted with a matching range of base and eye level storage cupboards with post-formed and roll-top work surfaces, stainless steel sink drain unit with a mixer tap and tiled splashbacks, an electric cooker, four-burner gas hob, filter canopy, space for a fridge freezer, plumbing for a washing machine, integral slimline dishwasher, extractor fan, spotlights.

Bedroom one is a spacious double with a window to the rear elevation. Bedroom two, a further double, has a window to the rear. The bathroom is fitted with a matching white three-piece suite comprising a low-level WC, pedestal wash hand basin, panel enclosed bath with a direct feed mixer shower overhead, tiled splashbacks and glass screen. Externally, there's a rear yard with allocated parking for one vehicle.

The property is held on a leasehold basis with approximately 977 years remaining. The service charge and ground rent are to be confirmed.

SALTASH

Saltash is a thriving and well-connected town with historic roots dating back to the 12th century, offering an attractive mix of riverside living, heritage and modern convenience.

Positioned on the River Tamar, the town acts as a gateway between Cornwall and Devon and is home to the iconic Royal Albert Bridge and Tamar Bridge, providing direct A38 access into Plymouth.

Saltash benefits from excellent transport links, including a railway station with regular services and direct high-speed trains to London Paddington, making it popular with commuters.

Local amenities include shops, supermarkets, leisure facilities and riverside walks. The town is also within easy reach of Cornwall's coastline, with a number of popular beaches accessible within a short drive.

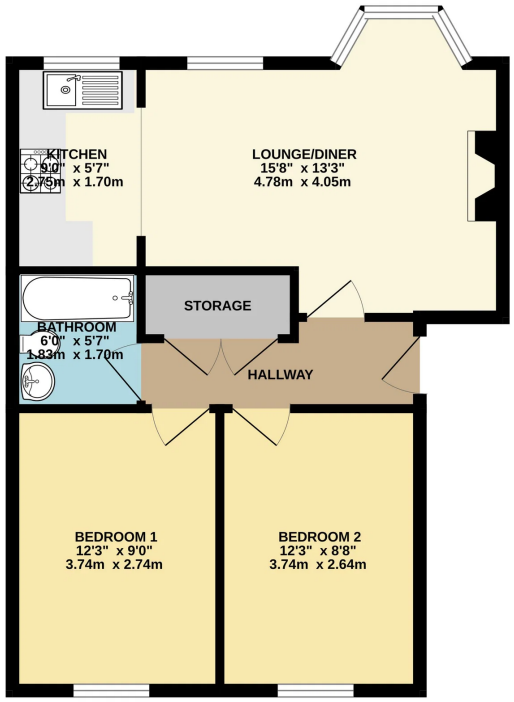
Education is well served by Brunel Primary and Nursery Academy, St Stephen's Community Primary School and Saltash Community College, making it a strong choice for families.

Saltash remains a popular residential location for families, professionals and commuters due to its strong connectivity, amenities and coastal proximity.





GROUND FLOOR
527 sq.ft. (49.0 sq.m.) approx.

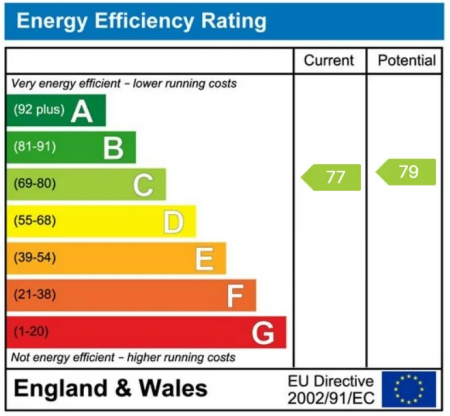


TOTAL FLOOR AREA : 527 sq.ft. (49.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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OUTGOINGS CORNWALL

We understand the property is in band 'A' for council tax purposes and the amount payable for the year 2026/2027 is £1727.29 (by internet enquiry with Cornwall Council). These details are subject to change.

UTILITIES

Mains water, gas, electricity and mains drainage, mobile coverage likely, broadband connection FTTP.

SERVICES

Service charge information, ground rent, and any associated leasehold costs have been provided to us by the seller and are believed to be accurate at the time of marketing. However, these figures have not been verified by us and should be confirmed by your solicitor during the conveyancing process before exchange of contracts.

ACCOMMODATION

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or
have been tested by us. Purchasers should establish the suitability
and working condition of these items and services themselves.

FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

These Floorplans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale. Energy Performance Certificates are produced by an external source and Lawson do not accept responsibility for their accuracy.
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BUYERS INFORMATION

Due to the Money Laundering Regulations 2019, we are required to confirm the identity of all our prospective buyers. We therefore charge buyers an AML and administration fee of £60 including VAT for the transaction (not per person). We carry this out through a secure platform to protect your data. Please note we are unable to issue a memorandum of sale until the checks are complete. Lawson themselves on behalf for the sellers/landlords of this property whose agents they are given notice that :- (1) These particulars are set out as a general outline for the guidance of prospective buyers/tenants and shall not form the whole or any part of a contract. (2) All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be materially correct but any intending buyer/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employ of Lawson has any authority to make or give any representation or warranty at all about the property. (4) No responsibility can be accepted for any expenses incurred by a prospective buyer/tenant in inspecting this property if it is sold, let or withdrawn.







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