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

Cedar Court, Saltash

BELVOIR!

Guide price £110,000



Key Features

- > Leasehold Approximately 61 Years Remaining
- > Rare opportunity in sought-after Cedar Court
- > Over 55's development in central Saltash
- > No onward chain
- > First floor apartment with far-reaching Tamar views

A rare opportunity to acquire a wonderful first floor apartment within the highly sought-after Cedar Court development in the heart of Saltash, Cornwall. Available to the over 55's only and offered to the market with no onward chain, this lovely home enjoys fantastic far-reaching views towards the River Tamar and is conveniently located close to local amenities, shops and transport links.

The accommodation is bright, spacious and well presented throughout, featuring a generous lounge/diner with a charming fireplace and large bay window perfectly positioned to take in the stunning outlook. There is also a good sized fitted kitchen, a double bedroom with pleasant views and a shower room.



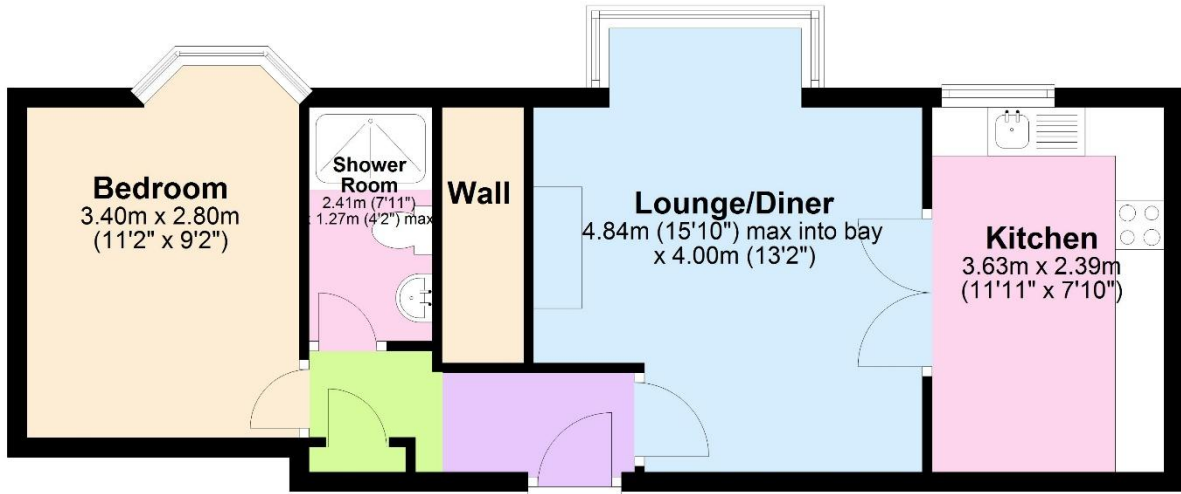
Further benefits include gas central heating, double glazing, communal gardens and communal parking.

Properties within Cedar Court are rarely available for long, so an early viewing is highly recommended.

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.

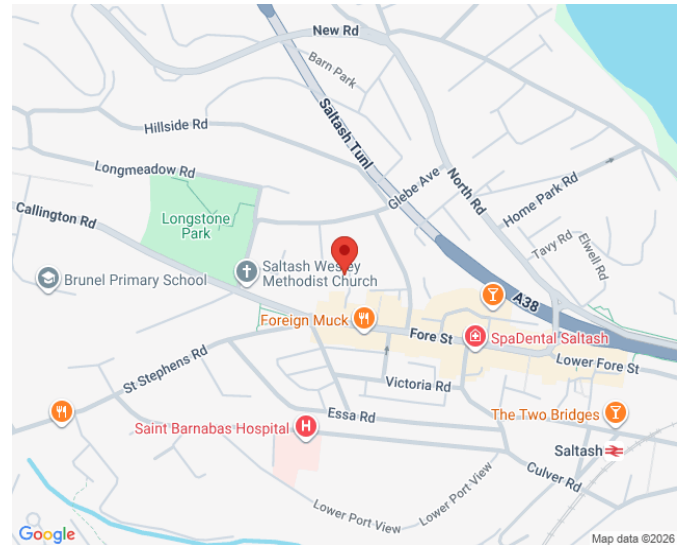
First Floor

Approx. 43.4 sq. metres (467.4 sq. feet)



Total area: approx. 43.4 sq. metres (467.4 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 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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