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

Cedar Court , Saltash

BELVOIR!

Guide price £110,000



Key Features

- > Leasehold - Approximately 62 Years Remaining
- > Available For Over 55's Only
- > One Bedroom First Floor Apartment
- > Balcony Overlooking A Shared Garden
- > Spacious Lounge/Diner

*** A RARE OPPORTUNITY!! ***

A wonderful first floor apartment in the highly sought-after Cedar Court development in Saltash, Cornwall.

Available for the OVER 55's ONLY and with NO ONWARD CHAIN.

This fantastic property has an abundance of features including; a spacious lounge/diner with large patio doors, a glorious south-facing balcony overlooking a lovely shared garden, a modern dual-aspect fitted kitchen, a double bedroom with fitted wardrobes, a superb shower room with double shower cubicle, communal parking, GCH, DG & more!

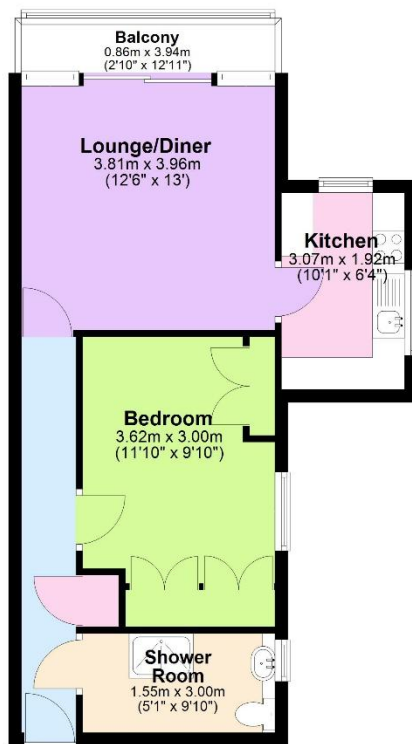


Cedar Court is located right in the heart of Saltash with amenities close by.

Call today to book your viewing!

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. 46.2 sq. metres (496.8 sq. feet)



Total area: approx. 46.2 sq. metres (496.8 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	74 C
55-68	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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01752 850440