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

Biscombe Gardens, Saltash

BELVOIR!

Guide price £118,000



Key Features

- > Approx. 90 Years Remaining
- > Service Charge Approx. £1,286pa
- > Ideal first time buy or investment
- > Walking distance to waterside
- > Stunning river views

*** A FANTASTIC FIRST TIME BUY OR INVESTMENT OPPORTUNITY - WITH STUNNING RIVER VIEWS! ***

This well-presented ground floor apartment enjoys a superb position with picturesque river views and is ideally located within easy walking distance of the waterside and local amenities.

Offering a comfortable and practical layout, the property features a bright living room overlooking the river, a fitted kitchen, two bedrooms, and a bathroom.



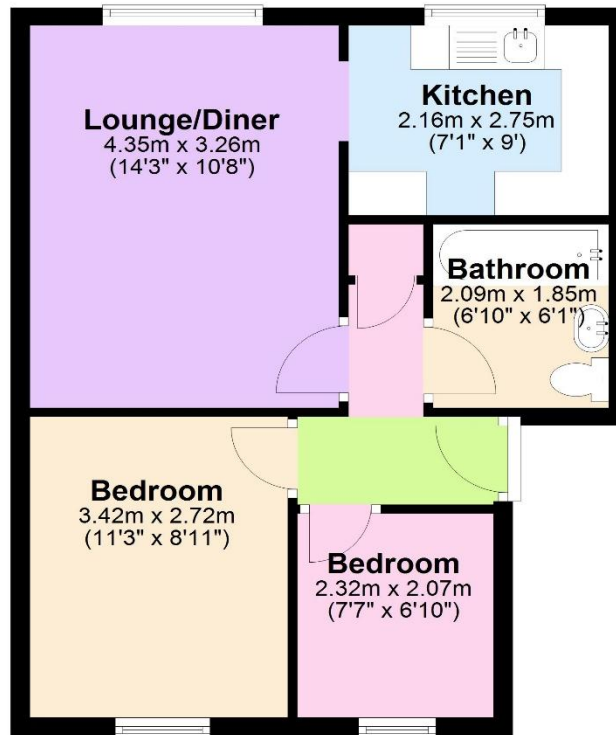
Further benefits include allocated parking, gas central heating, and access to a communal rear garden—perfect for relaxing outdoors.

A superb opportunity for first-time buyers or investors alike, combining location, views, and convenience in one attractive package.

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 and a 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.

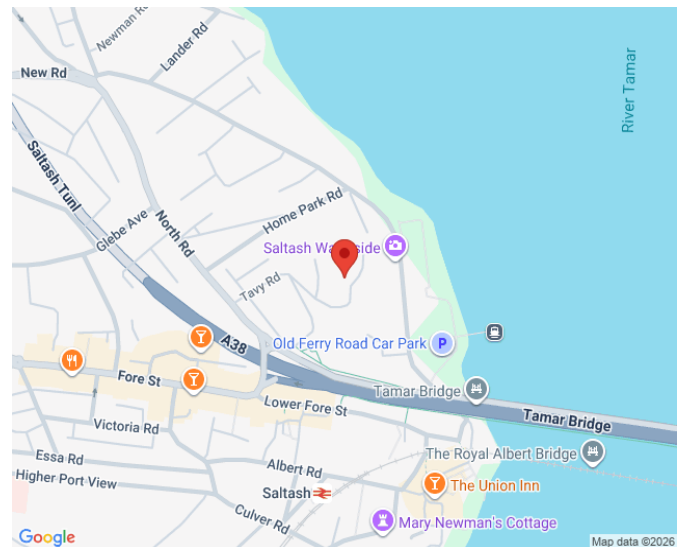
Ground Floor

Approx. 43.8 sq. metres (471.2 sq. feet)



Total area: approx. 43.8 sq. metres (471.2 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	76 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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