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

**Daws Court, Old Ferry Road, Saltash**

**BELVOIR!**

**Guide price £180,000**



## Key Features

- > Leasehold - Approx 89 Years Remaining
- > Ground Rent Approx. £125pa
- > Services Charge Approx. £1250pa
- > Brand New Kitchen With Integral Appliances
- > Open-Plan Living & Balcony With Beautiful Views

A beautifully presented two double-bedroom first floor apartment with stunning, uninterrupted views over the River Tamar, the Tamar Bridge, and surrounding countryside.

Situated in a sought-after waterside location with easy access to Saltash Waterside, this stylish home offers a perfect balance of contemporary living and scenic tranquillity.

The open plan living area is light and spacious, designed to take full advantage of the river views.

A recently installed fully fitted kitchen is seamlessly integrated into the space, ideal for both everyday living and entertaining. Large, windowed patio doors lead out to a generous private balcony, offering the perfect spot for outdoor dining or simply enjoying the ever-changing riverside landscape.



Both bedrooms are good doubles, bright and well-proportioned, complemented by a sleek and modern shower room. The property also benefits from allocated parking and a well-maintained communal entrance.

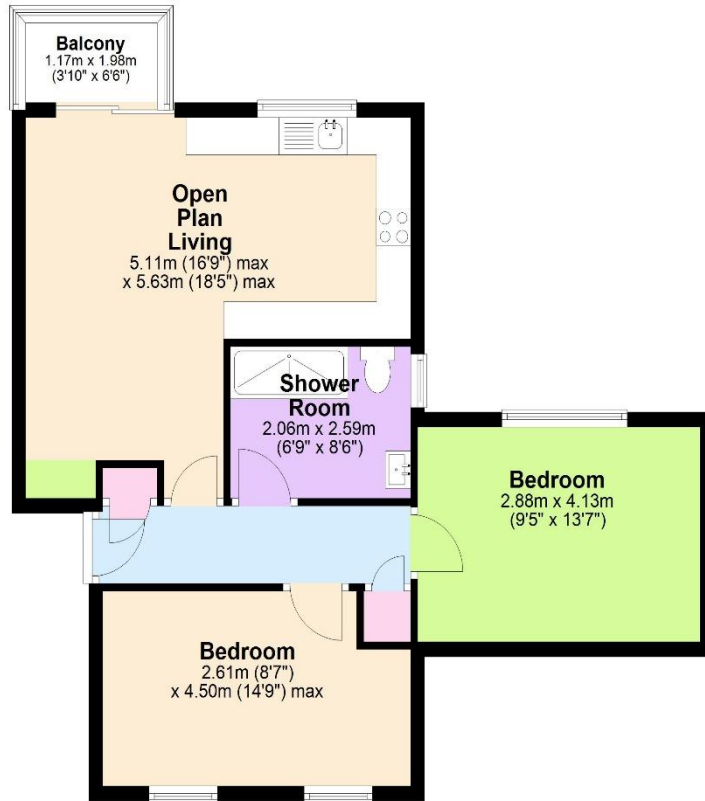
With its outstanding location, impressive outlook, and high-quality interior, this apartment is perfect for those seeking a peaceful home by the water, a smart downsize, or an attractive investment opportunity.

Early viewing is strongly 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.

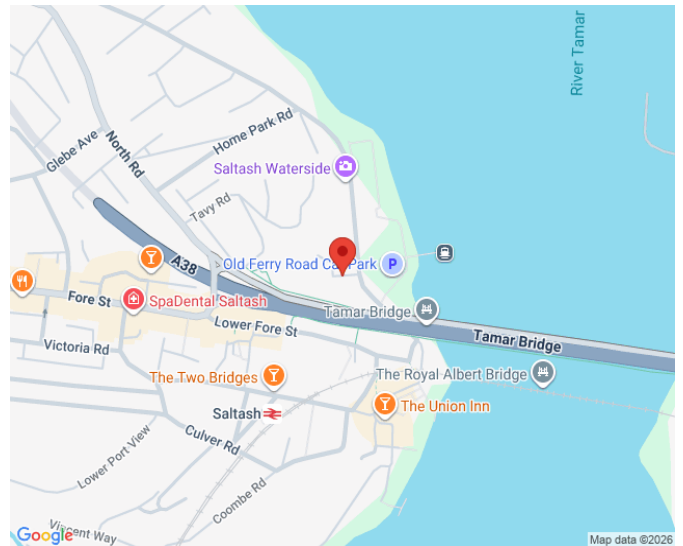
### First Floor

Approx. 58.2 sq. metres (626.5 sq. feet)  
(excluding Balcony)



Total area: approx. 58.2 sq. metres (626.5 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	65 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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