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

**Culver Road, Saltash**

**BELVOIR!**

**Guide price £160,000**



## Key Features

- > NO ONWARD CHAIN
- > Immaculately presented one-bedroom first floor apartment
- > Located in the heart of the town centre
- > Impressively large sun deck overlooking attractive communal gardens
- > Spacious accommodation finished to a high standard

### \*\*\* NO ONWARD CHAIN \*\*\*

An Immaculately presented one-bedroom first floor apartment situated in the heart of the town centre. The property boasts an impressively large sun deck with stunning views overlooking the attractive communal gardens.

The spacious accommodation is finished to a high standard throughout and comprises a separate contemporary kitchen, comfortable lounge, double bedroom and a stylish modern bathroom.

Ideally positioned within close proximity to local shops, amenities and transport links, including easy walking distance to the railway station. A FANTASTIC FIRST TIME BUY OR INVESTMENT OPPORTUNITY!

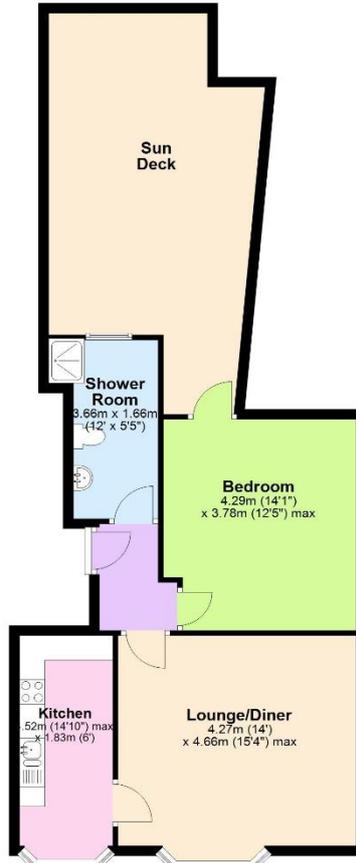


Set in the popular Cornish town of Saltash, the property benefits from its proximity to the River Tamar and the historic Saltash waterfront, where you'll find riverside walks and views across to Plymouth. The town centre provides everyday amenities including supermarkets, local shops, cafes, and pubs, all within easy reach.

Families will appreciate the choice of primary and secondary schools in Saltash, along with nearby parks and green spaces such as Victoria Gardens and Saltash Memorial Playing Fields, ideal for outdoor activities.

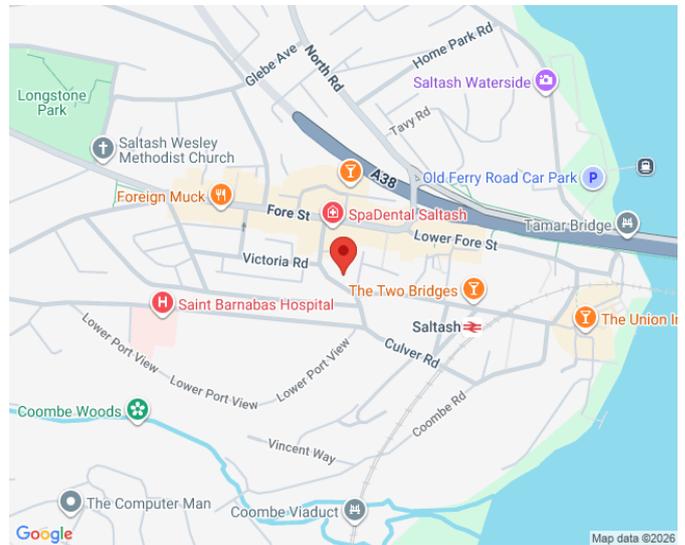
Transport links are a key advantage. Saltash railway station provides services to Plymouth in around 10 minutes, with further connections towards Exeter, Truro and beyond. Road links are convenient too, with access to the A38 giving routes towards Plymouth and deeper into Cornwall.

**First Floor**  
Approx. 82.5 sq. metres (887.5 sq. feet)



Total area: approx. 82.5 sq. metres (887.5 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	75 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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