



### 1 bed apartment to buy in PL12

St. Stephens Road, Saltash, Saltash,  
Cornwall, PL12 4FE

**£80,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

Allocated parking

### Property features

- ✓ Being Sold via Secure Sale Online Bidding T&C's Apply
- ✓ One Bedroom Apartment
- ✓ Allocated Parking
- ✓ Open planing living area
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Arrange a viewing

Felix Keene  
Branch Manager  
South West Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £80,0000

One bedroom ground floor apartment with open plan living area, double bedroom, modern bathroom, communal gardens and allocated parking space. Other benefits include double glazing and gas central heating. This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties. Leasehold 999 years, Council Tax band A, Epc C (78), Service Charge £840.00 per Annum

### Location

Saltash is a popular Cornish Town located across the River Tamar from Plymouth and is often known as The Gateway To Cornwall. The town centre has many shops with doctors, dentists, library, leisure centre and train station all a short distance away, there are regular bus services to the local surrounding areas. There are various popular schools in the area. Saltash offers great transport links to Devon and Cornwall along the A38 corridor.

### Hallway

Radiator, doors to all rooms intercom entry system

### Bathroom (2.7 x 1.7 (8'10" x 5'6"))

Panelled bath with mixer tap incorporating shower attachment, low level W.C, pedestal wash hand basin, tiled splash backs, wall mounted chrome heated towel rail, inset spotlights to ceiling, ceiling mounted extractor, concealed boiler serving central heating and hot water.

### Bedroom (3.5 x 3.1 (11'5" x 10'2"))

UPVC double glazed window to front aspect, radiator, fitted carpet and ceiling light

## Kitchen/Living Room

Fitted with a matching range of base, drawer and wall mounted units, one and a half bowl single drainer sink unit with mixer tap, tiled splash backs, roll edged working surfaces, space and plumbing for washing machine, space for fridge. Built-in oven with four-ring gas hob and extractor over, uPVC The living area comprises of double glazed window to front aspect, radiator, fitted carpet and ceiling lights.

## Outside

Shared communal garden area

## Parking

Allocated parking space at the front of the property.

## Services

The property benefit from mains gas, mains electric and mains water and sewerage.

The property also benefits from good mobile phone coverage and a good speed internet service.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 999

Annual Service Charge Amount: £1,108.00

Price: Starting Bid £80,000

Property Type: Apartment

Parking: Allocated

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

# Ground Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

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