



Falcon

01752 600444

104 Grassmere Way

Pillmere, Saltash, PL12 6YU

Guide Price £130,000 - £140,000





In Brief

Beautifully Presented Two-Bedroom Apartment with Allocated Parking - super stylish!

Reception Rooms Large bright living room

Bedrooms 2 bedrooms

Heating Gas central heating

Area 584 sq ft

Tenure Leasehold

Parking 1 allocated parking space

Council Tax B

Description

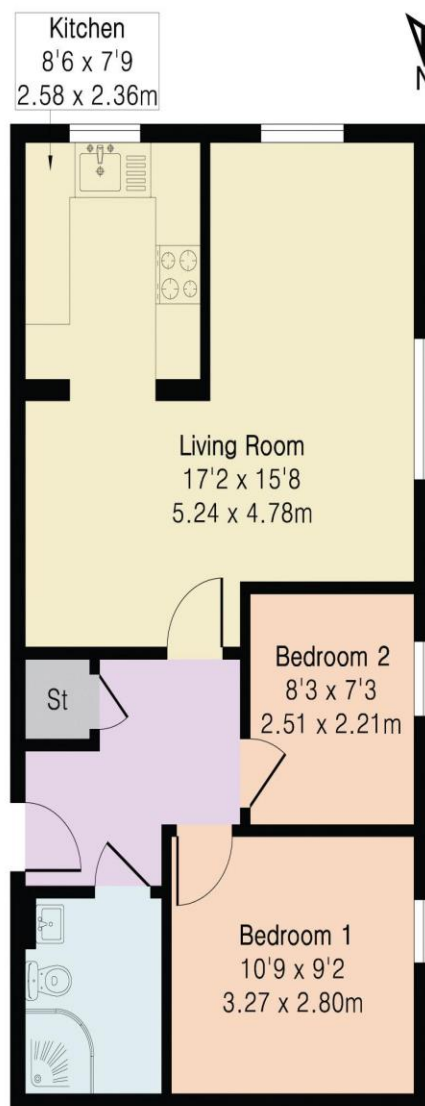
Immaculately presented throughout, this spacious second-floor apartment is a fantastic opportunity for a first-time buyer or investor looking for a property that is ready to move straight into or let. The stylish accommodation offers two well-proportioned bedrooms, along with a gorgeous newly fitted contemporary shower room. The particularly appealing L-shaped living/dining room provides a generous and versatile space, plenty of natural light while the modern fitted kitchen comes complete with oven and hob. The apartment also benefits from allocated parking for one vehicle. Situated in a convenient position close to Carkeel Roundabout, the property provides excellent access to Saltash town centre, with its wide range of shops and everyday facilities. The location also offers superb transport links, giving easy access towards Cornwall and across the Tamar Bridge into Plymouth. A beautifully finished apartment offering excellent space, style and convenience – an ideal first home or investment.

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ours is only £195 paid when you move!**

Floor Plans

Approximate Gross Internal Area 584 sq ft - 54 sq m



Second Floor



Fixed Price Conveyancing

A complete solution from just £600 with No sale – No Fee



We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property; or sight of any consents, including Planning Permissions, building Regulations and Breaches of Covenants that may be required for alterations to the property. A buyer is advised to obtain verification from their Solicitor and/or Surveyor. Items shown in photographs are NOT included unless specifically mentioned within the Sales Particulars. Any floor plans on these details are not drawn to scale and are intended for guidance only

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Your home may be repossessed if you do not keep up repayments on your mortgage.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

