



Cross Keys Estates

Opening doors to your future



Apartment 9 Boisdale House 78 North Road
Saltash, PL12 6BE
£975 Per Calendar Month



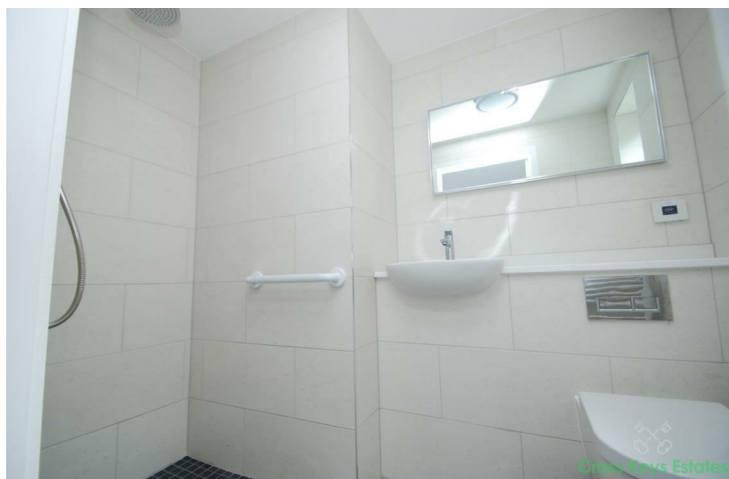
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Cross Keys Estates is pleased to introduce this stunning modern mews apartment located in the prestigious Boisdale House Development on North Road, Saltash. This beautifully presented property offers a perfect blend of comfort and contemporary living, making it an ideal choice for those seeking a stylish home.

The apartment features two spacious bedrooms, providing ample space for relaxation and rest. The open plan living room and kitchen create a welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings at home. The property boasts a luxurious shower room and a master en-suite wet room, ensuring convenience and privacy for residents.

- Beautiful Ground Floor Apartment
- Two Ample Double Bedrooms
- Secure Gated Parking Space
- Fantastic Views Over River Tamar
- Available December 2025
- Open Plan Living Room & Kitchen
- Two Luxurious Shower Rooms
- uPVC GD & Gas Central Heating
- Communal Lawned Garden
- Rent £975, Deposit £1125, Holding £225



Cross Keys Estates

As one of Plymouth's leading QUALIFIED estate agents for over two decades, we are proud to have been offering our multi award winning customer service since day one. If you are currently on the market or you are thinking of putting your property on the market, why not give us a call, you will not be disappointed. 98% of our clients recommend us to their friends and family and our results, when it comes to sales, are unrivalled.

Cornwall

Cornwall is a ceremonial county in South West England It is recognised by Cornish and Celtic political groups as one of the Celtic nations, and is the homeland of the Cornish people. The county is bordered by the Atlantic Ocean to the north and west, Devon to the east, and the English Channel to the south. The largest urban area in the county is a conurbation that includes the former mining towns of Redruth and Camborne, and the county town is the city of Truro. The county is rural, with an area of 1,375 square miles (3,562 km²) and population of 568,210. Outside of the Redruth-Camborne conurbation the largest settlements are Falmouth, Penzance, Newquay, St Austell, and Truro. Cornwall is the westernmost part of the South West Peninsula, and the southernmost county within the United Kingdom. Its coastline is characterised by steep cliffs and, to the south, several rias, including those at the mouths of the rivers Fal and Fowey. It includes the southernmost point on Great Britain, Lizard Point, and forms a large part of the Cornwall National Landscape. The county contains many short rivers; the longest is the Tamar, which forms the border with Devon. The Cornish language became extinct as a living community language at the end of the 18th century, but is now being revived.

Saltash

Saltash is the location of Isambard Kingdom Brunel's Royal Albert Bridge, opened by HRH Prince Albert on 2 May 1859. It takes the railway line across the River Tamar. Alongside it is the Tamar Bridge, a toll bridge carrying the A38 trunk road, which in 2001 became the first suspension bridge to be widened whilst remaining open to traffic. Saltash railway station is close to the town centre. The station is served by a regular train service, with some direct High Speed services to and from London Paddington. Stagecoach South West, Plymouth Citybus, and Go Cornwall Bus operate bus services from Saltash, into Plymouth city centre, Launceston, Liskeard, Looe, and Polperro. Nearby are the castles at Trematon and Ince, as well as the nature reserve at Churchtown Farm, where there are some wonderful walks, with stunning views of the river. The town expanded in the 1990s with the addition of the large new estate Latchbrook, and again with the more recent building of another housing area, Pillmere. In the summer of 2009 the Saltash postcode area was judged as the most desirable place to live in Great Britain in a survey that included statistics from school results and crime figures

More Property Information

One of the standout features of this apartment is the allocated parking space situated in a secure gated car park, offering peace of mind for vehicle owners. Additionally, residents can enjoy delightful views over the River Tamar, enhancing the overall appeal of this remarkable property.

With a rental price of £975 per month, a deposit of £1,125, and a holding deposit of £225, this apartment presents an excellent opportunity for those looking to rent in a sought-after location. Don't miss the chance to make this exquisite apartment your new home.

Lounge/Kitchen

19'6" x 13'1" (5.95m x 4.00m)

Primary Bedroom

9'7" x 13'5" (2.94m x 4.10m)

Ensuite

Bedroom 2

12'7" x 9'7" (3.84m x 2.94m)

Shower Room

Parking

Cross Keys Estates Sales Department

Cross Keys Estates also offer a professional, NAEA accredited Residential Property Sales Service. If you are considering selling your property, or are looking at buy a property to let or if you simply would like a free review of your current portfolio then please call Jack Merriott-McMillan-Duncan MNAEA MARLA, Managing Director on 01752 500018

Financial Services

Cross Keys Estates are proud to work in partnership with Peter Nixon Financial Services, our whole of market mortgage specialists. With over 18 years industry experience, they are able to source the very best deal to meet their customers circumstances. Offering professional and friendly advice on residential and investment mortgages. Please get in touch to arrange a free, no obligation appointment to see how they can help you. Tel. 01752 255905, Email. sarah.millman@pn-fs.co.uk

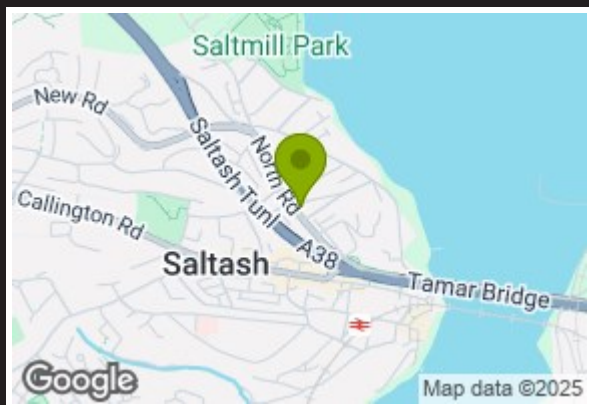


Ground Floor

Approx. 59.1 sq. metres (636.0 sq. feet)



Total area: approx. 59.1 sq. metres (636.0 sq. feet)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	74
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	74	74
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England & Wales		

VIEWINGS AND NEGOTIATIONS Strictly through the vendors agents, Cross Keys Estates MONEY LAUNDERING REGULATION 2003 AND PROCEEDS OF CRIME ACT 2002 Cross Keys Estates are fully committed to complying with The Money Laundering Regulations that have been introduced by the government. These regulations apply to everyone buying or selling a property, including companies, businesses and individuals within the United Kingdom or abroad. Should you either purchase or sell a property through this estate agents we will ask for information from you regarding your identity and proof of residence. We would ask for you to co-operate fully to ensure there is no delay in the sales/purchase process. IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Council Tax Band A



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