



Cross Keys Estates

Opening doors to your future



Apartment 8 Boisdale House 78 North Road
Saltash, PL12 6BE
£800 Per Calendar Month



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Cross Keys Estates are delighted to bring this superb property to the rental market. Nestled within the picturesque grounds of Boisdale House on North Road, Saltash, this newly created 'Mews Style' apartment offers a unique living experience. Converted in 2016, this charming residence is part of a select development of nine apartments, each enjoying breath-taking panoramic views over the River Tamar and the surrounding countryside. The Upper Mews presents bright and spacious accommodation, thoughtfully designed to maximise comfort and functionality. The open plan living, dining, and kitchen area creates a welcoming space, perfect for both relaxation and entertaining. The apartment features one well-proportioned bedroom, complemented by a superb modern shower room/WC, ensuring convenience and style. Additionally, a useful laundry area adds to the practicality of this delightful home. Equipped with uPVC double glazing and gas central heating, this apartment promises warmth and energy efficiency throughout the year.

- Modern Mews Style Apartment
- Panoramic River Tamar Views
- Early Viewing Recommended
- One Ample Size Double Bedroom
- Secure Gated Residents Parking
- Superbly Renovated Throughout
- Available Immediately
- Open Plan Living Room & Kitchen
- High End En-Suite Shower Room
- Holding Deposit=£184, Full Deposit=£923



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 a town and civil parish in Cornwall. It lies in the south east of Cornwall, facing Plymouth over the River Tamar. It was in the Caradon district until March 2009 and is known as "the Gateway to Cornwall". Saltash means ash tree by the salt mill. Saltash is best known for Isambard Kingdom Brunel's Royal Albert Bridge, a towering 134-foot bridge, constructed in the 1850s, which frequently transports trains over the River Tamar. 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. Saltash Mayfair Festival takes place in and around Fore Street during early May, and Saltash Town Regatta brings music and entertainment to the Waterside area in the summer. On the water there are intense Gig races with the best teams taking part, along with Flashboat rowing and dinghy racing, and the now infamous 'England and back' race between local organisations. Saltash is the home of Caradon Pilot Gig Rowing Club. The town has a Non-League football club Saltash United F.C. who play at Kimberly Stadium. A cycling club is situated at Tamar view industrial estate. Regular rides take place throughout the year. The cycling club has all levels and abilities. Saltash Leisure centre provides a leisure pool, gym and fitness facilities. Not far to the north is the China Fleet Country Club which has an 18-hole championship standard golf course, a swimming pool with spa and other fitness facilities.

More Property Information

Residents will also appreciate the added benefit of one allocated parking space within a secure gated car park, providing peace of mind and ease of access.

This exceptional property is available for rent at £800 per calendar month, with a full deposit of £923.00 and a holding deposit of £184.00 required. Please note that, regrettably, pets and smokers are not permitted.

If you seek a tranquil yet vibrant living environment with stunning views and modern amenities, this apartment at Boisdale House is an opportunity not to be missed.

Boisdale House

Boisdale House is a select development of stunning 1 & 2 bedroom apartments. Individually designed, these luxury homes have been built to an excellent standard with fully fitted kitchens and bathrooms. Unique to this area, Boisdale House promises lifestyle quality with convenience and security. Located within the heart of Saltash, there are great transport links and easy access into Devon and Cornwall. Each apartment has been individually designed and has a private parking space. Steps lead up to the main entrance, with ramped access to the side. The communal gardens are mainly laid to lawn and the patio area offers space for alfresco dining, creating an ideal space for a barbeque area.

Entrance Hallway

Living Room & Kitchen

15'9" x 12'9" (4.80m x 3.89m)

Bedroom

9'7" x 9'3" (2.92m x 2.82m)

En-suite

Gardens & Parking

Views & Outlook

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

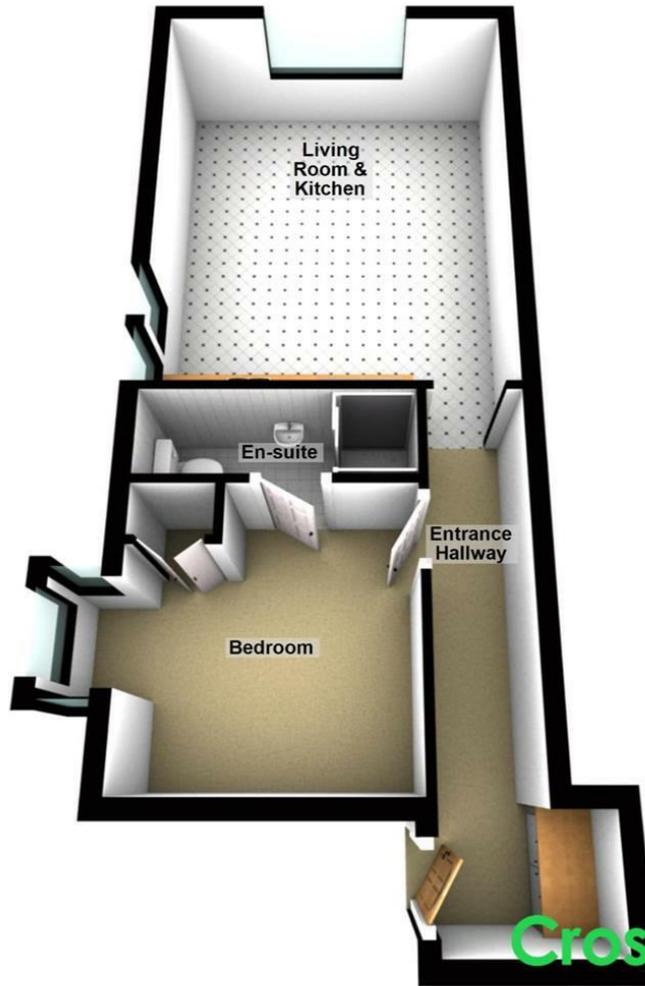
Financial Services

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. 36.7 sq. metres (395.0 sq. feet)



Cross Keys Estates

Residential Sales & Lettings

Total area: approx. 36.7 sq. metres (395.0 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 |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) 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 | | | |
| | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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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