



Bond
Oxborough
Phillips

Changing Lifestyles

3, Brooklyn Apartments Wadebridge PL27 7AY



BRITISH
PROPERTY
AWARDS

2025

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT IN
WADEBRIDGE & ROCK



Guide Price - £200,000



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01208 814055

3, Brooklyn Apartments, Wadebridge, PL27 7AY



3 Brooklyn Apartments - Stylish Town Centre Living in the Heart of Wadebridge

- First floor two bedroom apartment
- Located in the heart of Wadebridge town centre
- Open plan living and kitchen area
- Spacious living area with bay window views towards the old bridge
- Modern sash style windows throughout
- Generous principal bedroom with bay window
- Versatile second bedroom ideal as a study or single room
- Contemporary bathroom with shower over bath
- Well maintained communal areas
- One allocated private parking space
- Level walks to shops, cafés, and local Amenities
- Council Banding - A
- EPC - B



Positioned in the very heart of Wadebridge, 3 Brooklyn Apartments is a beautifully presented first floor, two bedroom apartment offering a rare opportunity to enjoy town centre living with the added benefit of private parking.

Upon entering the apartment, you are welcomed into a smart and modern hallway which provides access to all accommodation. Thoughtfully designed built in storage cupboards are located within the hallway, offering excellent everyday practicality without compromising space.

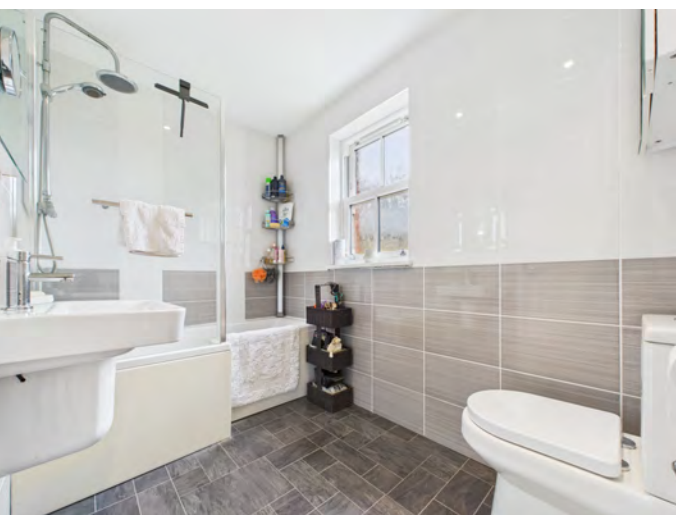
The open plan living and kitchen area forms the heart of the apartment. The kitchen is well equipped with integrated appliances and generous cupboard storage, while the living space is well proportioned and versatile, providing the perfect setting for entertaining friends and family or simply relaxing at the end of the day. A charming bay style window enjoys elevated views across the town towards Wadebridge's iconic old bridge, complemented by an additional window that fills the room with natural light and enhances the sense of space and character. Throughout the apartment, modern sash style windows add both style and continuity.

The apartment also benefits from a contemporary family bathroom fitted with a bath and shower over, WC, wash hand basin, and LED mirror.

The principal bedroom is particularly generous, measuring approximately 5.12m by 2.76m, and features a matching bay window which creates an ideal space for a dressing area. With plenty of room for further bedroom furniture, this is a comfortable and inviting room. The second bedroom, currently utilised as a walk in wardrobe, would comfortably accommodate a single bed and could equally serve as a home office, study, or playroom, offering excellent flexibility.

Externally, the apartment is complemented by well maintained communal hallways and staircases, along with one allocated private parking space located to the rear of the building.

Offering level walks into the town centre and immediate access to Wadebridge's shops, cafés, and amenities, this is a superb apartment in a highly convenient location. An early viewing is highly recommended to fully appreciate the space, character, and lifestyle on offer.



Service Charge - £600 P/A

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Wadebridge is a popular and thriving market town, well known for its strong sense of community and excellent range of everyday amenities. The town offers a selection of independent shops, supermarkets, cafés, restaurants, leisure facilities, and reputable primary and secondary schools, making it an ideal location for a wide range of buyers.

Fernleigh Road is a well regarded residential area, conveniently positioned within easy reach of Wadebridge town centre. The property is ideally placed for access to local services, schooling, and public transport links, while also being close to the scenic Camel Trail, which provides a traffic free route for walking and cycling through the Camel Estuary towards Padstow and Bodmin.

The surrounding North Cornwall coastline is easily accessible, with popular destinations such as Polzeath, Rock, and Daymer Bay all within a short drive, offering beautiful beaches and coastal walks. Fernleigh Road therefore combines the benefits of a convenient town location with excellent access to some of Cornwall's most sought after countryside and coastal attractions.



Please do not hesitate to contact
the team at
Bond Oxborough Phillips
Sales & Lettings on
01208 814055
for more information or to
arrange an accompanied viewing
on this property.

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our Virtual Tour:



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We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

PLEASE NOTE

Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose.

We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £29.99 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

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