Bond Oxborough Phillips

Changing Lifestyles

15 Bradfords Quay
Wadebridge
PL27 6QQ

BRITISH PROPERTY AWARDS 2023

GOLD WINNER

ESTATE AGENT IN WADEBRIDGE & ROCK



Offers Over - £400,000







15 Bradfords Quay, Wadebridge, PL27 6QQ

Set in the heart of Wadebridge sits a modern two bedroom apartment, with generous living space throughout...

- Impressive Modern Apartment
- Two Generous Sized Bedrooms
- Master Ensuite
- Estuary Facing!
- Large Open Plan Living Space
- Stunning views over Wadebridge
- Spacious Kitchen
- Off-Road Parking
- Popular Town Location
- EPC - B
- Council Tax Band - E







Welcome to 15 Bradfords Quay, an inviting and modern apartment located in the heart of Wadebridge, offering a perfect blend of comfort, style, and convenience. This delightful property features two spacious bedrooms, an open-plan living and dining area, one private parking space, and access to a balcony.

Upon entering the apartment, you are greeted by a welcoming hallway. To your left, you will find a beautifully designed open-plan living, dining, and kitchen space, ideal for socializing and relaxation. This area boasts stunning views of the Camel Estuary, enhancing the overall charm of the apartment. The kitchen is equipped with ample cupboard space and modern appliances making it a perfect spot for culinary enthusiasts. The living and dining area provides plenty of room for furnishings and a dining table, creating a comfortable and versatile living environment.

The master bedroom is generously proportioned and designed to accommodate a large bed. The double aspect windows flood the room with natural light, creating a fresh and airy ambiance. An ensuite adds further luxury containing a W/C, basin and walk in shower. The second bedroom is also of a substantial size, offering flexibility for guests, family members, or a home office.

The family bathroom features a WC, basin, and a luxurious bath, providing a touch of elegance and comfort.

Externally, the property includes one private parking space, ensuring convenience for residents. Additionally, the apartment features a balcony where you can enjoy the outdoors and soak in the picturesque surroundings.

Located within walking distance of Wadebridge town, 15 Bradfords Quay offers easy access to local amenities, shops, restaurants, and leisure facilities. This apartment is perfect for those seeking a modern and convenient lifestyle in a beautiful and tranquil setting. Don't miss the opportunity to make this stunning apartment your new home.

01208 814055

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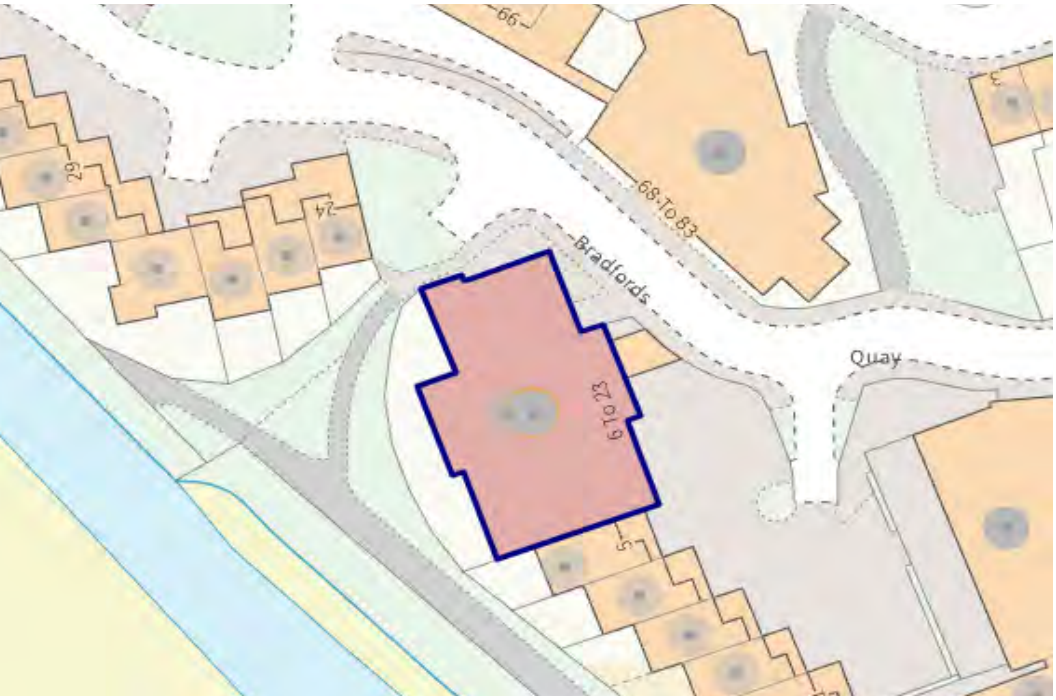
Wadebridge town is only a short walk away with its pedestrianised centre, where you can find a cinema, a range of national retailers and local independent shops as well as a selection of cafés, pubs and restaurants. With Tesco and a 24 hour M&S Wadebridge situated at the top of West-Hill Wadebridge really does have everything you need. Wadebridge is the perfect place from which to explore the North Cornish countryside as well as being the gateway to the beautiful scenery and stunning beaches of Rock and Polzeath, both of which have excellent golfing facilities. The famous Camel Trail, a walk and cycle path that has replaced the old railway tracks from Bodmin to Padstow, runs through the town. You'll find attractive scenery and plenty of wildlife to be enjoyed along this riverside trail, a very pleasant, traffic free way to walk or cycle to Padstow and the coast, or inland through wooded valleys to Bodmin and the moor.





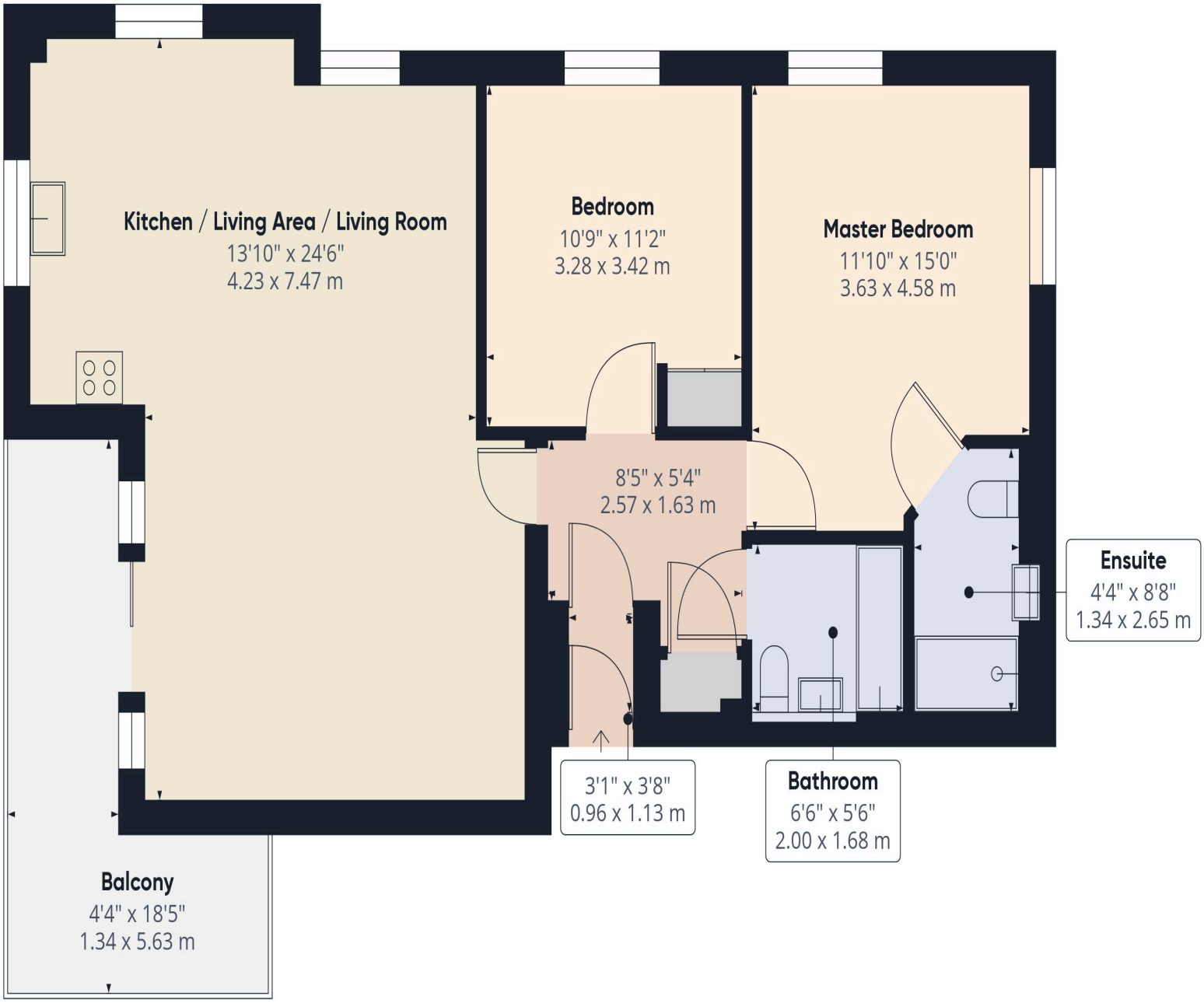






Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01208 814055** for more information or to arrange an accompanied viewing on this property.

Scan here for our Virtual Tour:



Have a property to sell or let?

If you are considering selling or letting your home, get in contact with us today on 01208 814055 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

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 recieve a referal 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.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.