



Bond
Oxborough
Phillips

Changing Lifestyles

Flat 5, Belmont Court Wadebridge PL27 7HL



BRITISH
PROPERTY
AWARDS

2023

★★★★★

GOLD WINNER

ESTATE AGENT
IN WADEBRIDGE
& ROCK



Guide Price - £145,000



Changing Lifestyles

01208 814055

Flat 5 Belmont Court, Wadebridge, PL27 7HL



Set in the heart of Wadebridge sits a fabulous one bedroom apartment, with generous open plan living space throughout...

- Impressive One Bedroom Apartment
- Modern Family Bathroom
- Open Plan Kitchen/Living Space
- Allocated Parking for 1 Vehicle
- Practical Large Storage Cupboard
- Double Sized Bedroom
- Flat Walks Into Town
- Perfect First Home/Investment
- EPC - D
- Council Banding - A



Located in the heart of Wadebridge, just a short and level walk from the town centre, Flat 5 Belmont Court is a well-presented top floor one-bedroom apartment offering light-filled and comfortable living, ideal for first-time buyers, investors or those seeking a low-maintenance home in a central position.

Upon entering the apartment, a welcoming hallway provides space to hang coats and store shoes before leading through to the heart of the home, a generous open-plan kitchen and living area.

This bright and inviting space is perfect for both relaxing and entertaining, with three large Velux windows flooding the room with natural light and creating a sense of comfort and luxury. The living area is spacious enough to accommodate a large sofa and dining setup, while the kitchen is well-equipped with modern appliances, ample worktop space and room for a washing machine.

Adjacent to the living area is the double bedroom, currently set up with twin single beds, which mirrors the airy feel of the living space thanks to another large Velux window. Access to the bathroom is also found here, where a modern walk-in shower, WC and wash basin complete the stylish suite.

A separate storage room is located next to the bathroom, currently housing a tumble dryer and offering useful additional space. The apartment also benefits from one allocated parking space and is offered to the market with no onward chain, making it an attractive and straightforward option for a variety of buyers.

This is a great opportunity to own a well-positioned property in one of North Cornwall's most desirable towns, and viewings are highly recommended.

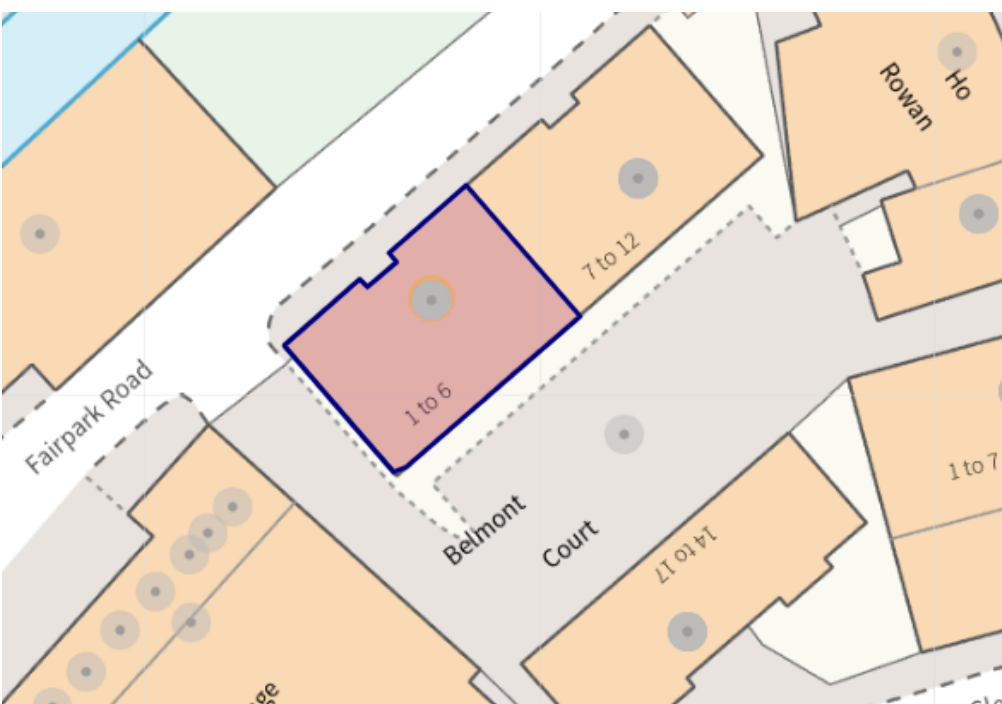
Please contact the Wadebridge office on 01208 814055 to find out more or to arrange a viewing.



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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.

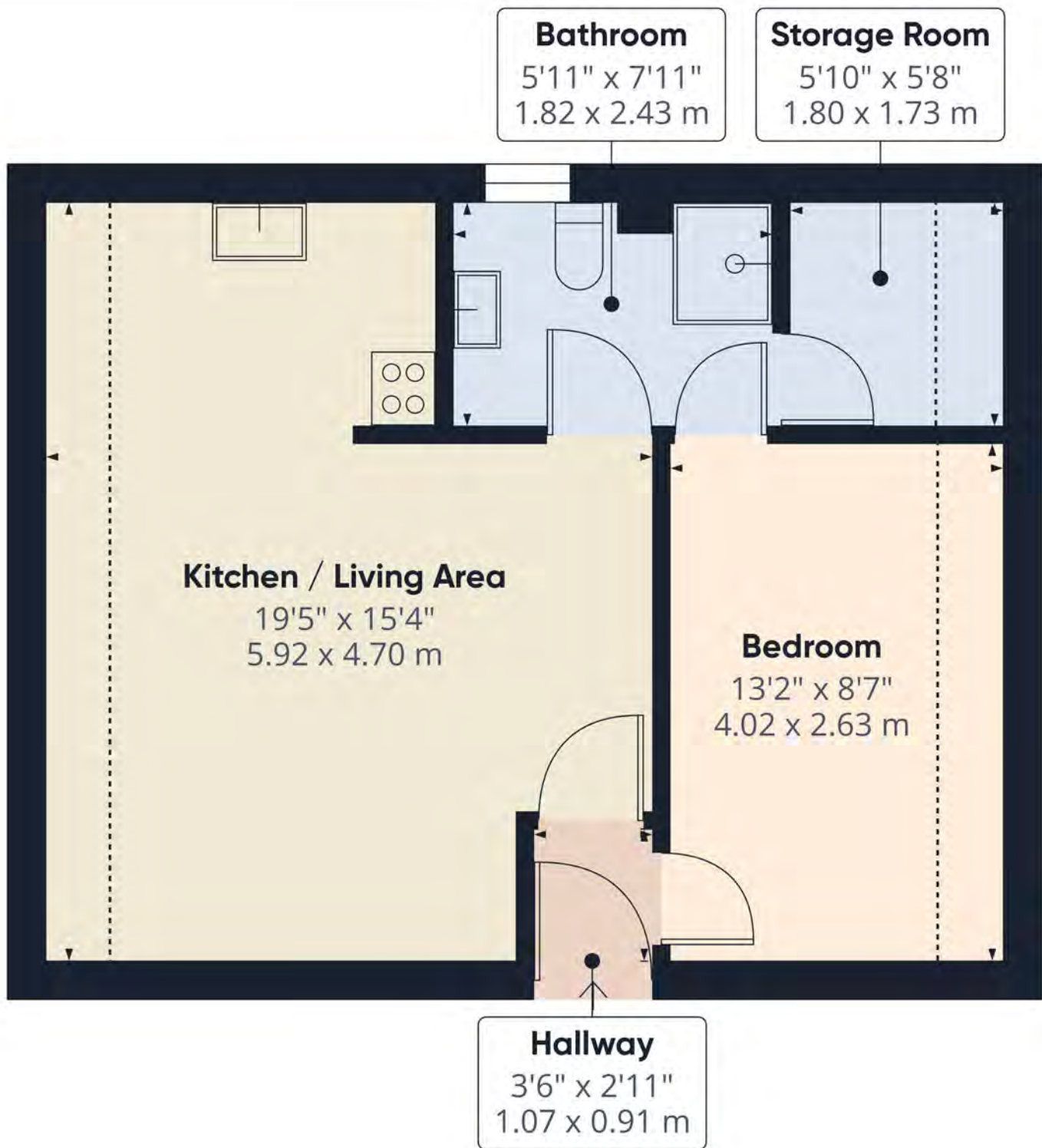
Wadebridge is the perfect place from which to explore the North Cornish countryside as well as being the gateway to the beautiful scenery and stunning beaches of Rock and Polzeath, both of which have excellent golfing facilities. The famous Camel Trail, a walk and cycle path that has replaced the old 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 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.

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.