



Bond
Oxborough
Phillips

Changing Lifestyles

Apartment 4 Gluvian House

Wadebridge

PL27 6FT



BRITISH
PROPERTY
AWARDS

2023

★★★★★

GOLD WINNER

ESTATE AGENT
IN WADEBRIDGE
& ROCK



Guide Price - £275,000



Changing Lifestyles

01208 814055

Apartment 4 Gluvian House, Wadebridge, PL27 6FT



A beautifully presented and generously proportioned two bedroom apartment, ideally located just a short, level walk from the heart of Wadebridge...

- Two spacious double bedrooms
- Master with en-suite
- Light-filled open-plan kitchen/living/dining room
- Modern kitchen with integrated appliances
- Stylish family bathroom with bath and separate shower
- Versatile storage area included
- Secure underground allocated parking
- Flat walk to Wadebridge town centre
- EPC - C
- Council Banding - D



Located just a short, level stroll from the heart of Wadebridge town centre, Number 4 Gluvian Apartments offers modern, comfortable living in a highly sought-after area.

As you enter the apartment, you're welcomed by a bright and airy hallway that leads your eye directly into the open-plan kitchen, dining, and living area — the vibrant heart of the home. This stylish space benefits from dual-aspect windows that flood the room with natural light, creating a fresh, airy feel throughout. The contemporary kitchen is well-appointed with integrated appliances, ample worktop space, and generous storage, making it both functional and sociable — perfect for modern living and entertaining.

Off the hallway, there's a handy storage cupboard, which the current owners have thoughtfully fitted with a washing machine and tumble dryer for added convenience.

To the right of the hallway, two spacious double bedrooms await. The master bedroom features built-in wardrobes and a sleek en-suite shower room with a walk-in shower, WC, and basin. The second double bedroom also benefits from built-in wardrobes and is beautifully lit with a double window, enhancing the sense of space and comfort.

The family bathroom, located off the hallway, is well-proportioned and thoughtfully designed with a separate bath and shower unit, WC, and basin — an ideal setup for guests or family use.

Additional benefits include a versatile underground storage area and a large, allocated parking space beneath the building, providing both convenience and peace of mind.

With its prime location, modern layout, and stylish finish, Number 4 Gluvian Apartments is an ideal choice for professionals, downsizers, or those seeking a trendy, low-maintenance home within easy reach of all that Wadebridge has to offer.

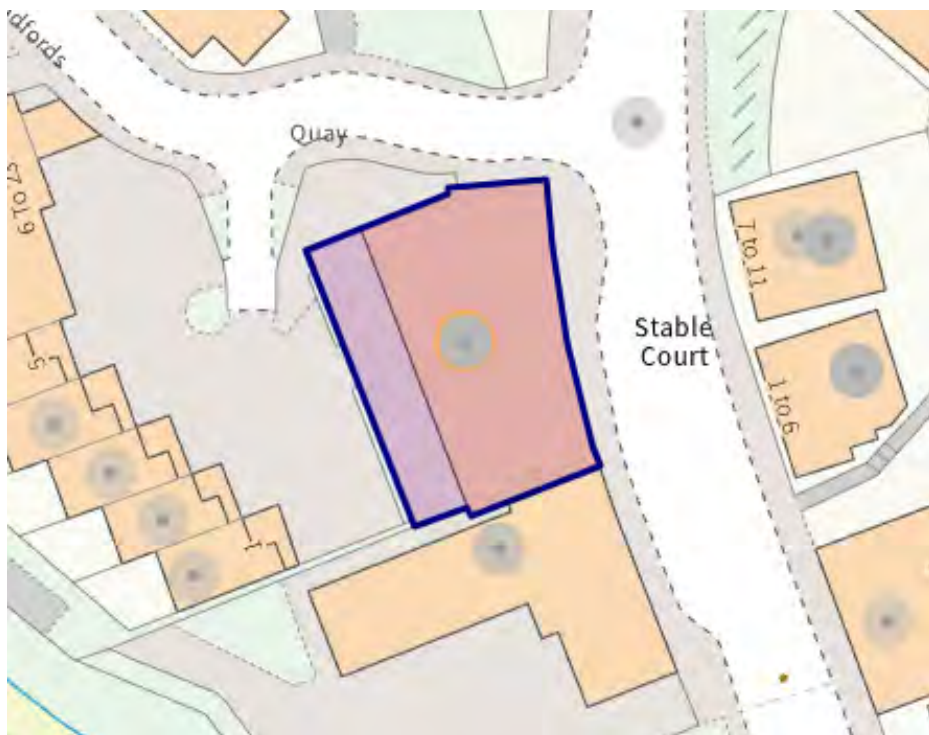
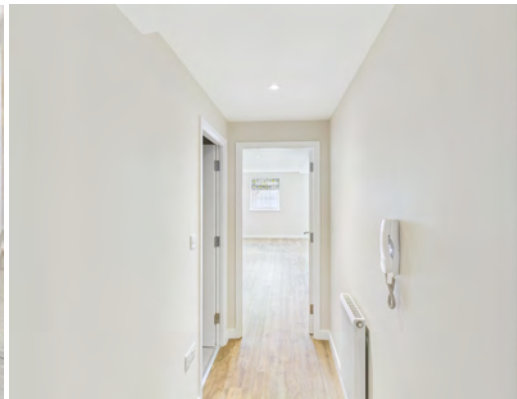


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Wadebridge offers the perfect blend of convenience, charm, and access to some of Cornwall's most stunning landscapes. Just a short walk away, the town's welcoming, pedestrianised centre is home to a cinema, a variety of national retailers, independent shops, and a vibrant selection of cafés, pubs, and restaurants. For everyday essentials, a Tesco supermarket and a 24-hour M&S Food Hall are conveniently located at the top of West Hill.

Ideally situated for exploring the breathtaking North Cornish countryside, Wadebridge is also the gateway to the picturesque coastal destinations of Rock and Polzeath, both renowned for their beautiful beaches and excellent golf courses.

The town is also intersected by the famous Camel Trail a scenic, traffic-free route that follows the former railway line between Bodmin and Padstow. Popular with walkers and cyclists alike, the trail meanders through wooded valleys and along the banks of the River Camel, offering opportunities to spot local wildlife and enjoy the natural beauty of the area on the way to the coast or inland toward Bodmin Moor.



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Floor 0



Floor 1

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