



Bond  
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*Changing Lifestyles*

# 7 Camelside Apartments Wadebridge PL27 6BJ



BRITISH  
PROPERTY  
AWARDS

2023

★★★★★

**GOLD WINNER**

ESTATE AGENT  
IN WADEBRIDGE  
& ROCK



## Asking Price - £365,000



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01208 814055



# 7 Camelside, Wadebridge, PL27 6BJ



7 Camelside - Riverside living at its finest, stunning views, superb location, and a proven holiday let in the heart of Wadebridge.

- Superb ground floor riverside apartment
- Fantastic southwest-facing views across the River Camel
- Two double bedrooms, including principal bedroom with en suite and balcony access
- Bright and spacious lounge/dining room with French doors opening onto the balcony
- Well-equipped kitchen with integrated appliances
- Private balcony enjoying a sunny aspect and uninterrupted river views
- Level access from the underground parking area
- Lockable storage area ideal for bikes, golf clubs or outdoor equipment
- Ideal as a main residence, second home or investment opportunity
- Council Banding - D
- EPC - C



Set within the ever-popular Camelside development, 7 Camelside is a superb ground floor apartment enjoying one of the finest positions along the River Camel. With a sunny, southwest-facing aspect and uninterrupted views towards the Old Bridge and Wadebridge town, this is a property that immediately feels special whether as a main residence, second home or investment purchase.

Accessed via a level walkway from the underground parking area, the apartment offers both convenience and privacy. Stepping inside you are welcomed by a practical entrance area and hallway, providing useful storage and leading seamlessly through the accommodation.

The apartment has been extremely well cared for and is presented in excellent order throughout. Both bedrooms are comfortable doubles ideal for family, guests or holiday use. The principal bedroom is a particularly light and relaxing space, benefiting from built-in storage and direct access via French doors to the balcony, the perfect spot to wake up to river views. An en suite bathroom complements the main bedroom while a separate shower room serves the second bedroom and guests, offering flexibility and convenience.

The heart of the home is the spacious lounge and dining area, a bright and airy room designed to make the most of its enviable riverside setting. French doors and windows frame the view beautifully and open directly onto the balcony creating a wonderful connection between inside and out. Whether enjoying a quiet morning coffee or an evening drink watching the light change over the river, this space is a real highlight of the apartment.

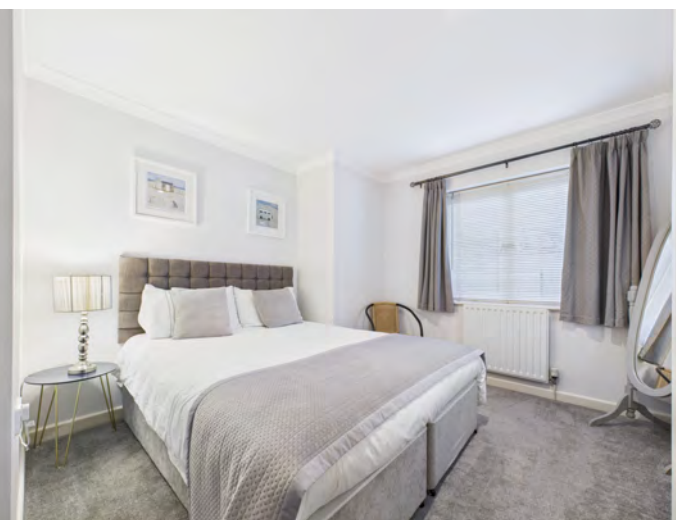
The kitchen is well fitted and thoughtfully arranged, offering ample storage and worktop space along with integrated appliances, making it equally suitable for everyday living or holiday use.

Outside the brick-paved balcony enjoys a sunny aspect and provides a front-row seat to one of Wadebridge's most attractive outlooks. Residents of Camelside also benefit from well-maintained communal gardens and patio areas, all cared for under the internal management agreement. In addition the apartment enjoys secure underground parking, visitor parking, and a lockable storage area adjacent to the car park – ideal for bicycles, golf clubs or paddleboards.

Importantly 7 Camelside is a proven and successful holiday let, making it an excellent turnkey opportunity for buyers seeking a ready-made investment, while also being perfectly suited as a private retreat or full-time home. Properties in this position rarely come to the market, and when they do, they are highly sought after.

The apartment is held on a 200-year lease from 1999 with a ground rent of £20 per annum. The freehold is owned by Camelside (Wadebridge) Ltd, with each of the 18 apartment owners holding an equal share.

The residents' committee manages the insurance, maintenance and communal areas. The current service charge is £1,680 per annum, payable in two instalments on 1st January and 1st July, this charge can be paid monthly.





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Camelside occupies one of Wadebridge's most sought-after and picturesque riverside positions, set along the banks of the River Camel with views towards the historic Old Bridge and the heart of the town. The location is particularly appealing due to its level setting, allowing for an easy and pleasant walk to Wadebridge town centre, where a wide range of independent shops, cafés, restaurants and everyday amenities can be found.

The nearby Camel Trail provides miles of scenic walking and cycling routes, linking Wadebridge with Padstow and Bodmin, while the adjacent park, playing fields and riverside paths offer excellent outdoor leisure opportunities right on the doorstep. For those wishing to explore further afield, the north Cornish coast is within easy reach, with renowned beaches at Polzeath, Daymer Bay and Rock just a short drive away.

This exceptional riverside setting, combined with the convenience of town living and access to some of Cornwall's finest coastal scenery, makes Camelside an outstanding location for both permanent living and holiday use.

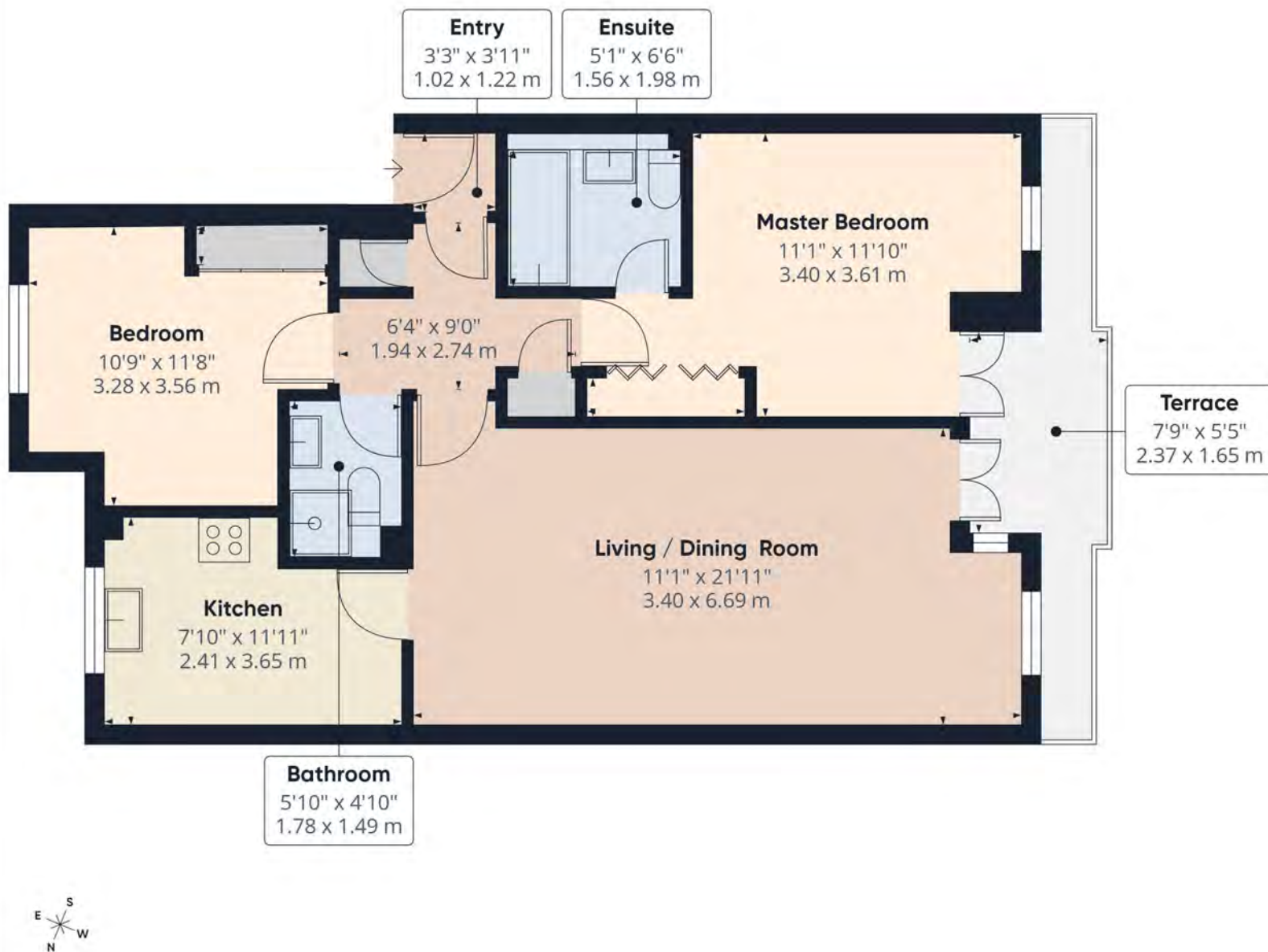


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arrange an accompanied viewing  
on this property.

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### 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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