



Bond
Oxborough
Phillips

Changing Lifestyles

48 Bradfords Quay

Wadebridge

PL27 6QQ



BRITISH
PROPERTY
AWARDS

2023

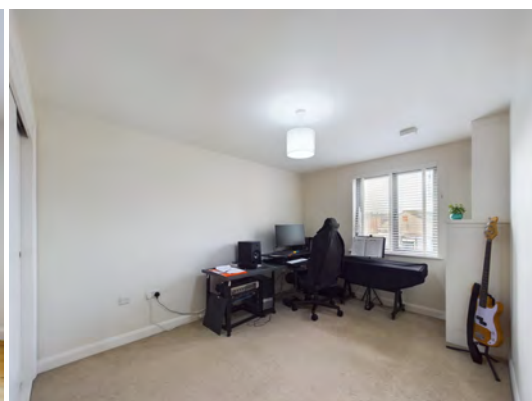
★★★★★

GOLD WINNER

ESTATE AGENT
IN WADEBRIDGE
& ROCK



Guide Price - £300,000



Changing Lifestyles

01208 814055

48 Bradfords Quay, Wadebridge, PL27 6QQ



Set in the heart of Wadebridge sits a fabulous 2 bedroom apartment, with generous living space throughout.

- Impressive Modern Apartment
- Family Bathroom & Master En-Suite
- Private Balcony
- Large Open Plan Kitchen, Living & Dining Space
- Practical Private Store Room
- Alloctaed & Visitor Parking
- Flat Walks into Town
- Council Banding - C
- EPC - B



Nestled in one of Wadebridge's most desirable developments sits 48 Bradfords Quay, A spacious and beautifully presented 2-bedroom apartment that offers a luxurious lifestyle with a perfect blend of comfort and convenience.

Upon entering, you are welcomed by a generously sized hallway, centrally located to provide access to all areas of the home. To the left, you'll discover the heart of the property – an impressive open-plan kitchen, dining, and living area. The kitchen is immaculate, fitted with modern appliances and offering an abundance of worktop space, ideal for any chef. A large dining area provides the perfect spot for entertaining family and friends, while the living area offers a cosy space to relax. Double sliding doors open to a private balcony, flooding the entire area with natural light and providing a peaceful space to unwind outdoors.

To the right of the hallway, two spacious double bedrooms await. The master bedroom is a true highlight, offering ample room for furniture, built-in storage, and a private ensuite bathroom featuring a basin, W/C, and a large shower – a luxurious touch to this already impressive room. The second bedroom is also generously sized, complete with built-in storage and space for a large bed. A separate bathroom, with a bath and shower unit, W/C, and basin, adds further appeal to the property.

In addition to the spacious living areas, the apartment offers a handy storage cupboard, perfect for keeping everyday items out of sight.

Externally, the apartment is set within private grounds that includes a dedicated storage unit, perfect for bikes, surfboards, and other larger belongings. The property also benefits from allocated parking, with additional visitor spaces available throughout the development. Access to the first-floor apartment is via either stairs or a convenient elevator.

This apartment offers a fantastic opportunity to secure a stylish, low-maintenance home in one of Wadebridge's most sought-after locations – perfect for modern living. Don't miss out on the chance to make 48 Bradfords Quay your new home!



Changing Lifestyles

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 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.

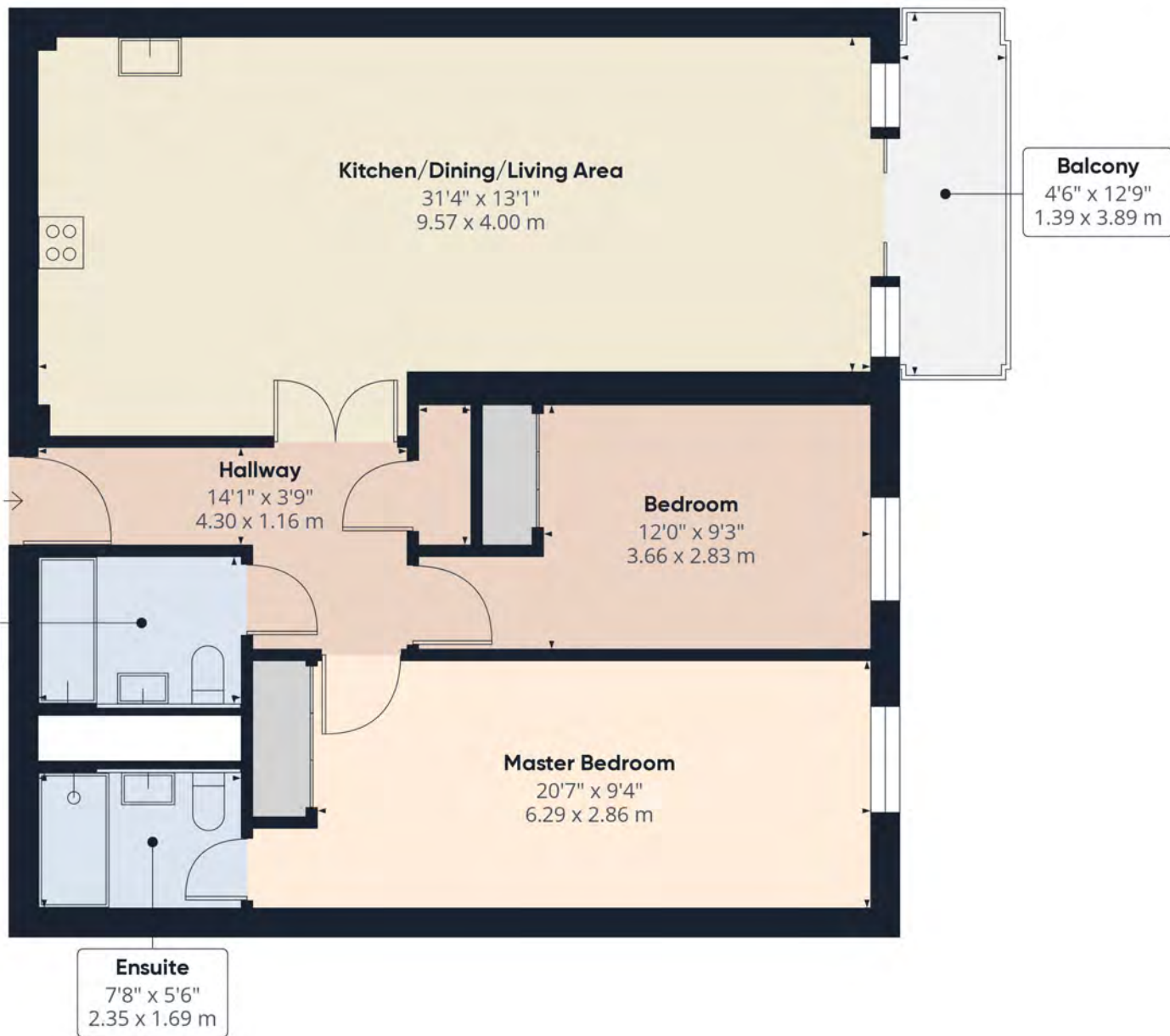


Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01208 814055** for more information or to arrange an accompanied viewing on this property.

Scan here for our Virtual Tour:



Changing Lifestyles



Floor 0

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.

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.