





## Property Description

### Modern 1 Bedroom First Floor Apartment With Parking

Located within easy walking distance of Wadebridge town centre, this modern first floor apartment includes gas central heating, an allocated parking space and a useful basement storage unit.

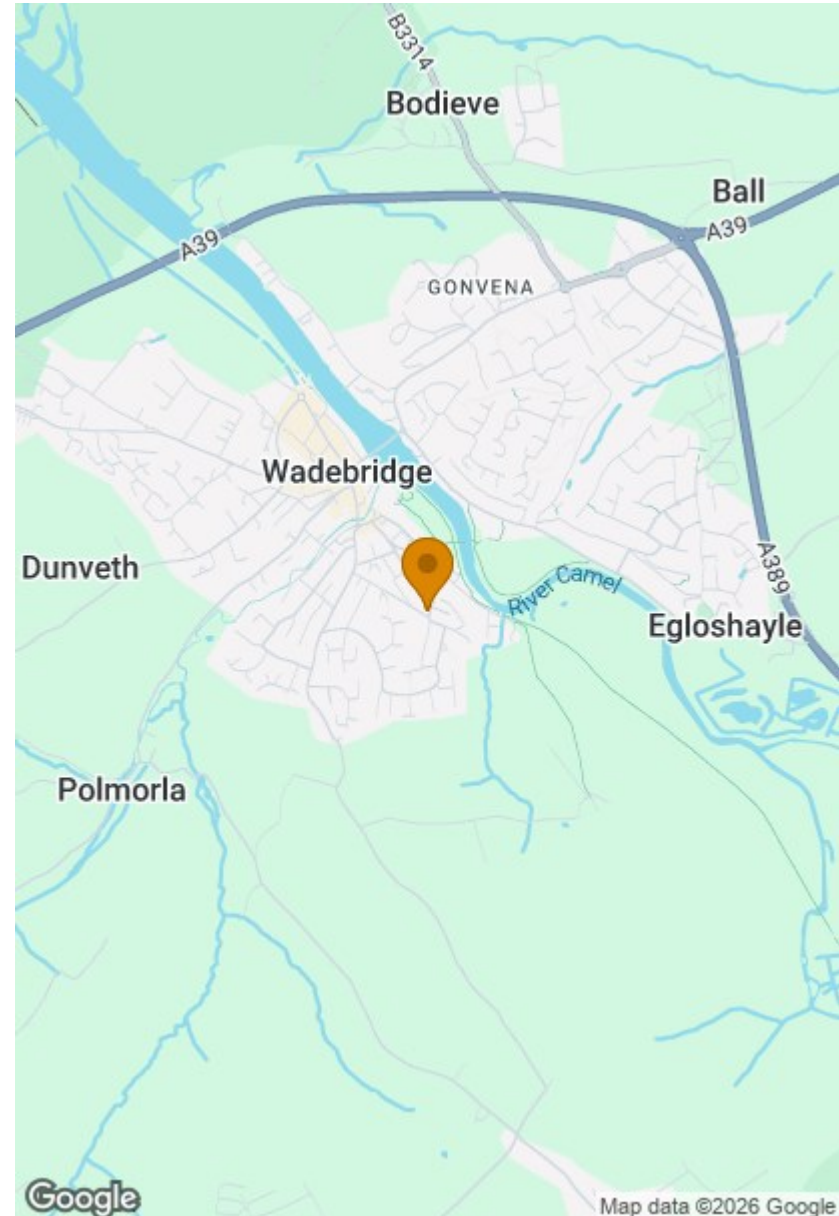
Accessed via a communal entrance with stairs to the first floor, the flat has a private entrance hall with an intercom entry system. The open-plan lounge and kitchen area includes a gas hob, electric oven and space for a washing machine and fridge freezer.

A hallway with a built-in cupboard leads to a double bedroom featuring a walk-in wardrobe and an en-suite shower room with a double shower cubicle.

The property benefits from gas central heating throughout, one allocated parking space and additional visitor parking. A private storage cage is provided in the basement.

Energy Rating C (75). Council Tax Band A. Holding Deposit £192. Total Deposit £835. Sorry, no pets or smokers.

## Location



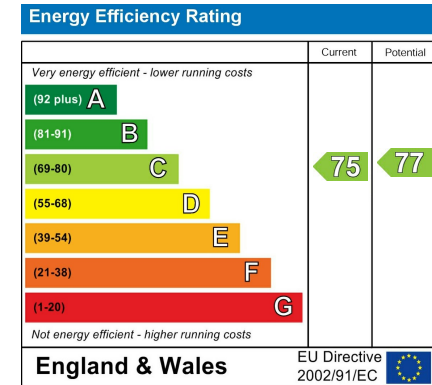
## Features

- First Floor Apartment
- Allocated Parking Space
- Kitchen With Oven & Hob
- Walk-In Wardrobe
- Council Tax Band A
- Basement Storage Unit
- Visitor Parking Available
- Gas Hob & Electric Oven
- Energy Rating C
- En-Suite Shower Room

## Letting Information

Rent: £725 Per Month  
 Holding Deposit: 1 weeks' rent  
 Total Deposit Required: £835  
 Local Authority: Cornwall Council  
 Council Tax Band: A  
 Furnishing: Unfurnished  
 Available From: 10th July 2026

## Energy Efficiency Rating



For further information, please call The Accommodation Bureau on 01208 78480.

7 Turf Street, Bodmin, PL31 2DJ. [bodmin@theaccommodationbureau.com](mailto:bodmin@theaccommodationbureau.com).

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Prospective tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

