











# 1 bedroom flat for sale, Olde Market Court, Wadebridge PL27 (1950 GBP)



Location **South West, Cornwall**  
<https://www.freedasz.co.uk/x-160393-z>

A FIRST FLOOR ONE BEDROOM RETIREMENT APARTMENT WITH BALCONY OVERLOOKING THE BACK OF THE DEVELOPEMENTOlde Market Court was built by McCarthy & Stone and is comprised of 50 apartments arranged over 3 floors served by a lift. It is conveniently situated a short, level walk from the town centre. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and a bathroom. Selected apartments benefit from a balcony. It is a condition of purchase that residents be over the age of 60 years, or in the case of a couple one over 60 years and the other 55 years.ACCOMMODATIONPresented with fully fitted kitchen including built in appliances, UPVC double glazed windows, and electric storage heating.ENTRANCE HALL - 0With illuminated light switch, power point. Ceiling light point. Smoke detector. Emergency intercom. Airing cupboard housing the lagged hot water cylinder with cold over tank and fitted electric immersion heater. Emergency pull cord. Main door entry security system.LIVING ROOM with balcony - 0Decorative fire surround and hearth with electric fire. Electric night storage heater. Telephone point. Power points to include TV/FM aerial point. Telephone point. Glazed door to the balcony.Glass doors lead to the:KITCHEN with window - 0Fully tiled and fitted with a range of wall and floor units with work tops. Under pelmet lighting. Stainless steel unit with single drainer. Integrated fridge, freezer, ceramic hob, electric oven and dishwasher. Spot lights. Extractor fan.BEDROOM - 0Built in wardrobe with folding mirror doors, hanging rail and shelves. Illuminated light switch. Electric storage heater. Power points. Telephone point.BATHROOM - 0Tiled and fitted with suite comprising walk-in shower cubicle, hand grips, emergency pull cord. WC with low level flush. Vanity unit with fitted wash hand basin. Extractor fan. Heated towel.

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