











# 1 bedroom flat for sale, Fernleigh Road, Wadebridge PL27 (1500 GBP)



Location **South West, Cornwall**  
<https://www.freeadsz.co.uk/x-162361-z>

A fantastic opportunity to acquire a modern 1 bedroom apartment located within walking distance to town. This low maintenance, well presented apartment is available immediately with no onward chain and provides huge potential for both investors and first time buyers. EPC Commissioned. Entrance Hall With storage cupboard providing plumbing for a washing machine. Bedroom 14'4 x 11'9 (4.37m x 3.58m) Dual aspect windows over side and rear elevation. Bathroom 8'6 x 6'9 (2.59m x 2.06m) Low level WC, wash hand basin and walk in wet room with electric shower unit above. Living/Kitchen Area 12'7 x 12'8 (expanding to 17'9 x 16'11) (3.84m x 3) The kitchen features a useful range of base and wall mounted units as well as a window to the side elevation. The living room features a large storage cupboard and a separate store housing the boiler. Large windows run along the front of the property providing plenty of light to the main living space. Double doors also lead to the patio area outside. Outside Number 3 has one allocated parking space which can be found directly in front of Thorncliffe House, as well as parking for visitors. At the end of the building, each apartment has a garden store. Number 3 owns the first one on the left. Tenure The property is leasehold and we understand from the owners that there is roughly 91 years remaining from a 99 year lease. Management We are advised by the owners that the management of the building is run by Belmont Property Management based in Falmouth and costs around 1000 per annum. Services The property has gas fired central heating which is complemented by Swedish wooden double glazed windows throughout. Number 3 is also connected to mains drainage and is on a water meter. Thorncliffe House has a shared TV aerial which we are told picks up a very good reception. You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this.

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