



**Glen Road  
Wadebridge  
Cornwall  
PL27 7FF**

**Offers In Excess Of £140,000**

**bettermove**

# Glen Road Wadebridge

Bettermove are proud to present this 1 bedroom flat in Wadebridge available with no forward chain.

The property is currently tenanted and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

The property benefits from double glazing, gas central heating throughout and has off street parking available.

The council tax band is A.

This is a share of freehold property with 999 years on the lease from 2018.

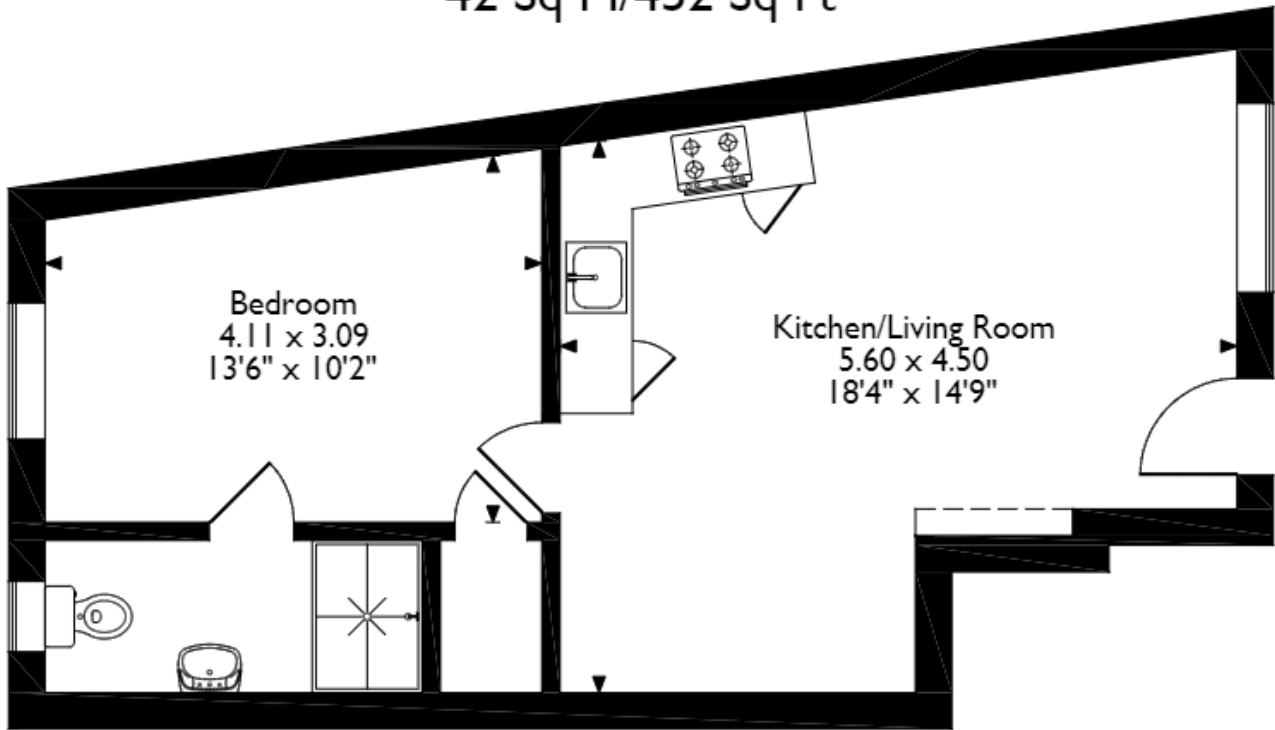
The interior of this beautifully presented property comprises a spacious living room, fitted kitchen, 1 bedroom and en-suite shower room. The exterior boasts a communal rear garden, perfect for enjoying the summer months.

Located in the popular town of Wadebridge, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A39, A389 and local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.



Pentire Apartments, GlenRoad, Wadebridge  
 Approximate Gross Internal Area  
 42 Sq M/452 Sq Ft



**Ground Floor Flat**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>79</b>	<b>79</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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