



the  
ACCOMMODATION  
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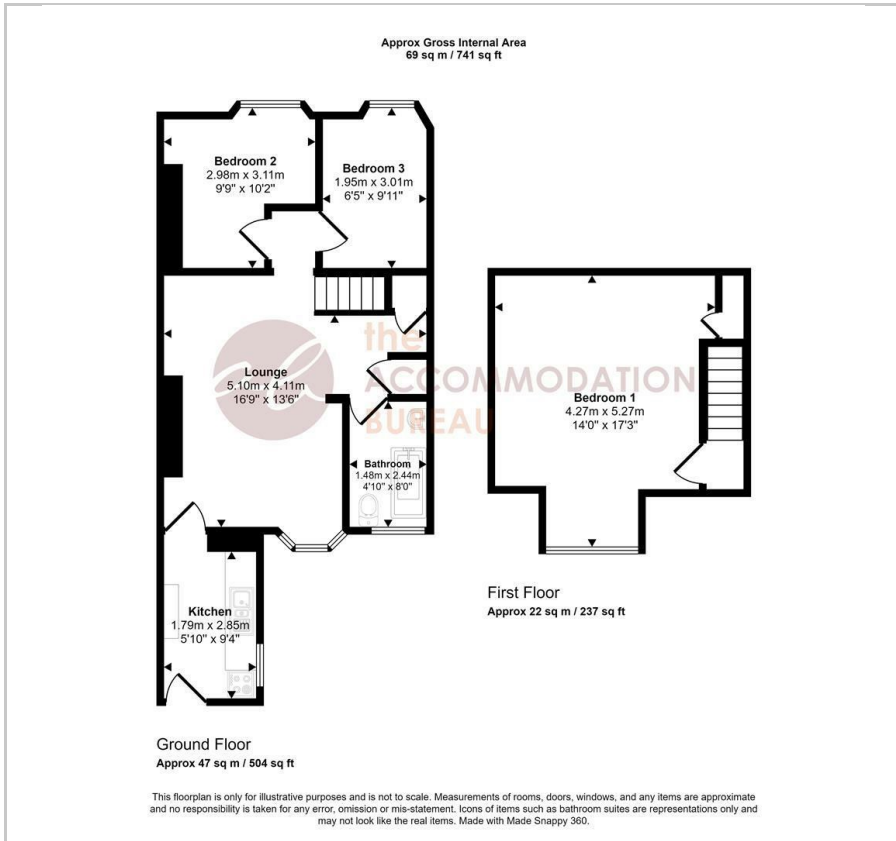
Flat 3 Cross Place, Park Road  
Wadebridge, PL27 7NH

£850 PCM





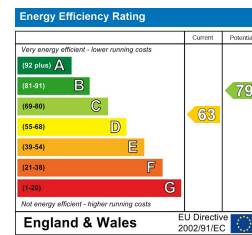
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact The Accommodation Bureau Bodmin Office on 01208 78480 if you wish to arrange a viewing appointment for this property or require further information.

- Parking Space
- Gas Central Heating
- Outside Area
- Central Location
- Kitchen With Cooker
- Council Tax Band A

A three bedroom duplex apartment in the town centre with an allocated parking space.

This first & second floor maisonette is accessed by an open staircase up to the property entrance. The front door leads into a galley kitchen which includes a gas cooker and has space for a washing machine & fridge. A door from the kitchen leads into the lounge/diner which has a built-in cupboard. The bathroom has an electric shower over the bath. There are two bedrooms on this floor.

A staircase from the lounge leads up to a further double bedroom. The property has gas central heating & double glazing. There is one allocated parking space. There is a decked garden area (please note, the shed is not included).

Energy Rating D (63). Council Tax Band A. Deposit £980. Sorry, no pets, smokers or sharers.



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. Intending purchasers 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.