



14 Canalside



14 Canalside

Higher Wharf, Bude, Cornwall, EX23 8GY

Town Centre 0.5 miles - Beach 0.9 miles

A superbly presented 3 bedroom duplex apartment overlooking Bude canal, within walking distance of the town centre and beach.

- No onward chain
- Exclusive development of 14 luxury apartments
- Lift access
- Underfloor heating
- Leasehold with share of Freehold
- 3 bedrooms
- Open plan living
- Superb views over the canal
- Communal EV charging point
- Council Tax Band: E

Guide Price £495,000

Canalside enjoys a superb location overlooking the Bude Canal and is just a short stroll from Summerleaze Beach and Bude town centre, which offers an excellent range of shops, cafés, restaurants and recreational amenities. Bude is renowned for its outstanding coastal scenery, sandy beaches, and outdoor pursuits including surfing, coastal walks and the popular sea pool.

This beautifully presented 3 bedroom (1 en suite) duplex apartment occupies a prime position within Canalside, an exclusive development of just 14 luxury residences with lift access. The property offers spacious and contemporary accommodation featuring a bright open-plan living, kitchen and dining area with access to a private balcony and Juliet balcony, both taking full advantage of the stunning waterside setting. The kitchen is superbly appointed with quality integrated AEG appliances. The principal bedroom includes a stylish en suite bathroom, while two further double bedrooms are served by a beautifully finished family bathroom. The apartment benefits from underfloor heating throughout, engineered oak flooring, and ample storage space. An allocated off-road parking space with access to a communal EV charging point completes this wonderful property.

Services & Tenure: Mains electricity, water and drainage. Electric underfloor heating. Broadband availability: Ultrafast, Superfast and Standard, Mobile signal: voice and data available (Ofcom). Please note the agents have not inspected or tested these services. Remainder of a 999-year lease (commenced in 2020) with a 1/14 share of the freehold. Service charge: Approximately £2,068.29 per annum (reviewed annually in November), covering maintenance of communal areas, lift servicing, window cleaning, insurance and fire alarm checks.

Viewings: Strictly by prior appointment with the vendor's appointed agents, Stags.
Directions: What3words.com: ///escape.cleansed.huddling





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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

Kensley House, 18 Western
Road, Launceston, PL15
7AS

launceston@stags.co.uk
01566 774999

Approximate Gross Internal Area 1298 sq ft - 121 sq m
First Floor Area 761 sq ft - 71 sq m
Second Floor Area 537 sq ft - 50 sq m

First Floor Second Floor

For Identification only – Not to scale

PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.