



 Home  
ESTATE AGENTS OF BATH

**£190,000**

EPC Rating: E

**Flat 3, 9, Avonfield Avenue, Bradford On Avon, BA15 1JD.**

ATTENTION INVESTORS

A rare opportunity for the Investor buyer to purchase this one bedroom ground floor flat situated in a popular location within Bradford on Avon. The apartment block was developed back in 2004 and offer well-appointed and spacious accommodation together parking to the rear. An early inspection is recommended.



### **ATTENTION INVESTORS**

A rare opportunity for the Investor buyer to purchase this ground floor one bedroom flat situated in a popular location within Bradford on Avon. The apartments were developed back in 2004 and offer well-appointed and spacious accommodation communal parking to the rear. Historic Bradford on Avon boasts schooling for all ages, doctors' surgery, dentist, swimming pool, library and many niche shops, eateries and not forgetting the River Avon & and the Kennet and Avon Canal. Alternatively, hop on a train to Bath and be in this Georgian city within 16 minutes. It is our opinion that rents, certainly on the 1 and 2 bedroom units could in future tenancies be increased in line with other similar apartments within Bradford on Avon. The original plans/drawings are available for inspection at the Agents office. For further details or to arrange an internal inspection, contact the vendors sole agents on 01225 463006.

### **Entrance Porch:**

Replacement front door to :-

### **Entrance Hall:**

Entered via front door, fuse box and doors to:-

### **Kitchen: 4.30m x 4.08m**

Single drainer stainless steel sink unit with range of base level and wall units, fitted oven, hob, extractor, plumbing for washing machine.

### **Lounge Area:**

Tv point, night storage heater, 2x double glazed windows to front aspect.

### **Bedroom: 3.28m x 3.00m**

Double glazed window to side aspect, night storage heater.

### **Shower Room: 2.28m x 1.20m**

Shower cubicle with tray and electric shower unit, low flush WC, wash hand

basin, electric fan heater, shaver socket, extractor fan.

### **Parking:**

Communal parking to the rear.

### **Agents Notes:**

Tenure: Leasehold  
Lease: 999 years  
Management: TBC  
Maintenance Charges: TBC  
Current Rent: £725.00 PCM

### **Disclaimer**

Pursuant to the Estate Agents Act of 1979, notice is given that the vendors of this property are associated with a member of @Home Estate Agents (Bath) Ltd.

*For further details or to arrange an internal inspection, please contact us on 01225 463006 or email us on [sales@ahea.co.uk](mailto:sales@ahea.co.uk)*

**[www.ahea.co.uk](http://www.ahea.co.uk)**

# £190,000


Flat 3,9, Avonfield Ave  
Bradford On Avon  
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branch or go online to  
book your viewing.

 01225 463006

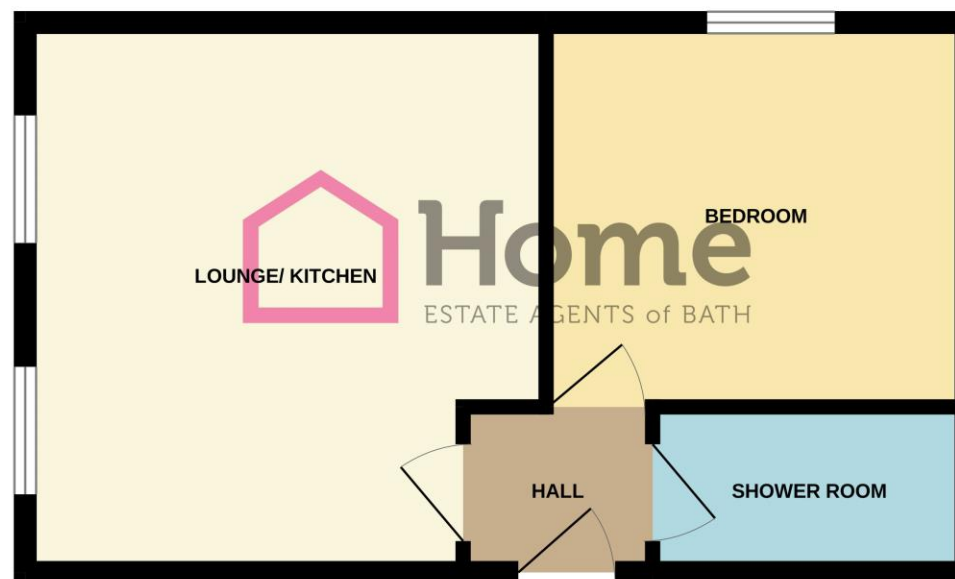
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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee

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