



28 GREENLAND MILLS, BRADFORD ON AVON, WILTSHIRE, BA15 1BL

£435,000

- STUNNING SECOND FLOOR RIVERSIDE APARTMENT
- SUPERBLY PRESENTED
- TWO DOUBLE BEDROOMS, EN SUITE TO MASTER
- BEAUTIFUL COMMUNAL GARDENS
- LIFT ACCESS
- TWO ALLOCATED PARKING SPACES
- LEVEL WALK TO TOWN CENTRE AND RAILWAY STATION



28 GREENLAND MILLS, BRADFORD ON AVON, WILTSHIRE BA15 1BL.

A stunning luxury apartment situated in the highly sought after Greenland Mills development, a level walk to the town centre and railway station. Beautifully presented the property boasts a gorgeous outlook across the River Avon and beyond and once inside you will discover; Inviting entrance hall, two double bedrooms both with built in wardrobes, master with en suite shower, impressive lounge/diner which has a wonderful light and airy feel thanks to the French doors which make the most of the sweeping view, smartly fitted kitchen and the bathroom. The property is serviced by a lift and externally there are two allocated parking spaces and the use of the delightful communal riverside gardens. A real treat and rarely available, an opportunity not to be missed.

The property is situated only a short walk from the centre of Bradford on Avon with its shops, public houses, library, indoor swimming pool and railway station. The comprehensive shopping facilities of Trowbridge are 2 miles away, with the Georgian city of Bath being 9 miles distant.

LIFT ACCESS TO: SECOND FLOOR

ENTRANCE HALL

Two double glazed windows. Spotlights. Intercom system. Airing cupboard housing boiler. Built in cupboard. Radiator. Coved ceiling.

LOUNGE/DINER

22' 10" x 12' 11" (6.96m x 3.94m)

two double glazed windows. Coved ceiling. Radiator. TV point. Wall lights. Phone point. Double glazed French doors to the Juliet balcony. Thermostat. Power points.

KITCHEN/BREAKFAST ROOM

13' 0" x 6' 4" (3.96m x 1.93m)

Two double glazed windows. Range of fitted wall and base, cupboard and drawer units with laminate work tops. Inset sink unit with cupboards under. Fitted microwave. Integral washing machine. Inset gas hob with cooker hood over. Fitted dishwasher. Fitted fridge/freezer. Power points. Radiator. Spotlights.

BEDROOM ONE

14' 0" x 13' 0" (4.27m x 3.96m)

Double glazed window. Built in wardrobes. Television point. Radiator. Power points. Door to Ensuite Shower Room.

ENSUITE SHOWER ROOM

6' 2" x 7' 1" (1.88m x 2.16m)

Shower cubicle. Wash hand basin. Low level wc. Full tiled walls. Extractor fan. Shaver point. Spotlights. Radiator.

BEDROOM TWO

15' 1" x 10' 2" (4.6m x 3.1m)

Two double glazed windows. Built in wardrobe. Two radiators. TV point. Power points. Phone point.

BATHROOM

9' 11" x 5' 0" (3.02m x 1.52m)

Double glazed window. Suite comprising panelled bath with mixer unit and shower over and shower screen, wash hand basin and low level wc. Tiled walls. Shaver point. Extractor fan. Spotlights. Built in cupboard housing the gas boiler.

OUTSIDE

TWO ALLOCATED PARKING SPACES

COMMUNAL RIVERSIDE GARDENS

DIRECTIONS

From the centre of Bradford on Avon, proceed down Silver Street and cross over bridge. Take the first left into Bridge Street and follow the road along which will lead into Greenland Mills. The property will be found towards the end of the development on the left hand side.

COUNCIL TAX

Band F*. Properties extended/alterd since 1st April 1993 may be subject to change.

EPC Rating C.

LOUNGE/DINER



LOUNGE/DINER



BEDROOM ONE



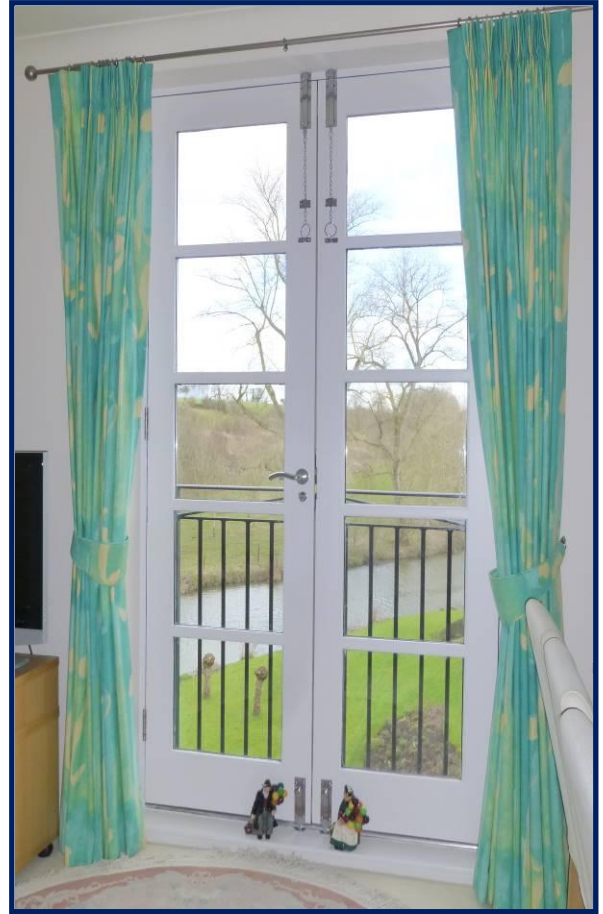
BEDROOM TWO



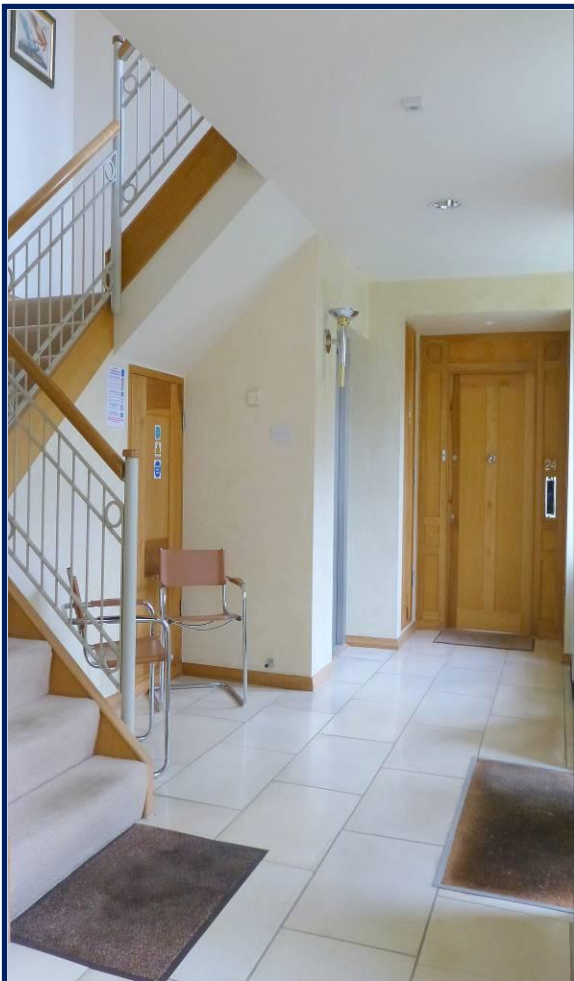
KITCHEN



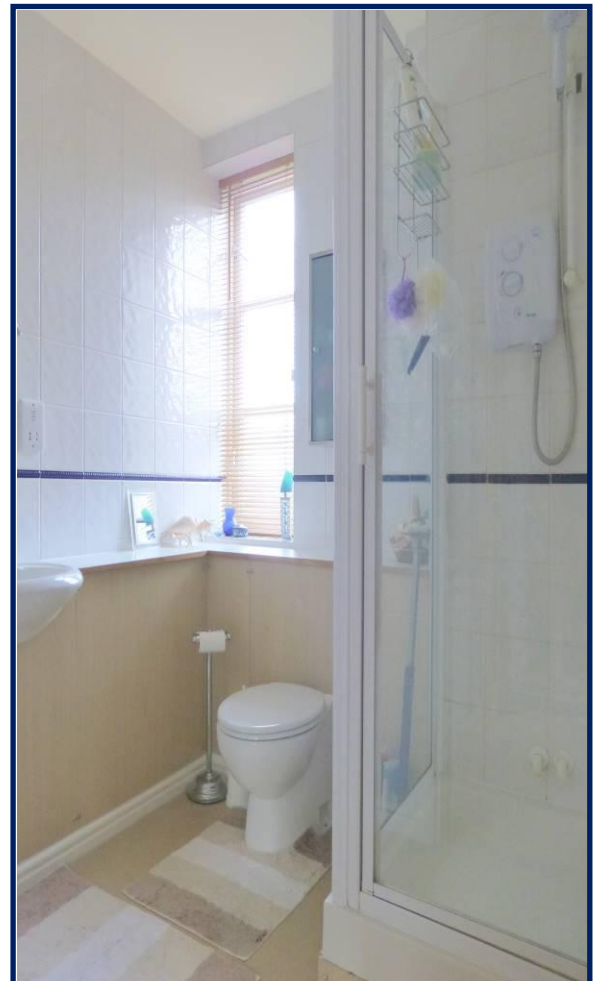
LOUNGE WINDOW



COMMUNAL ENTRANCE HALL



ENSUITE SHOWER ROOM

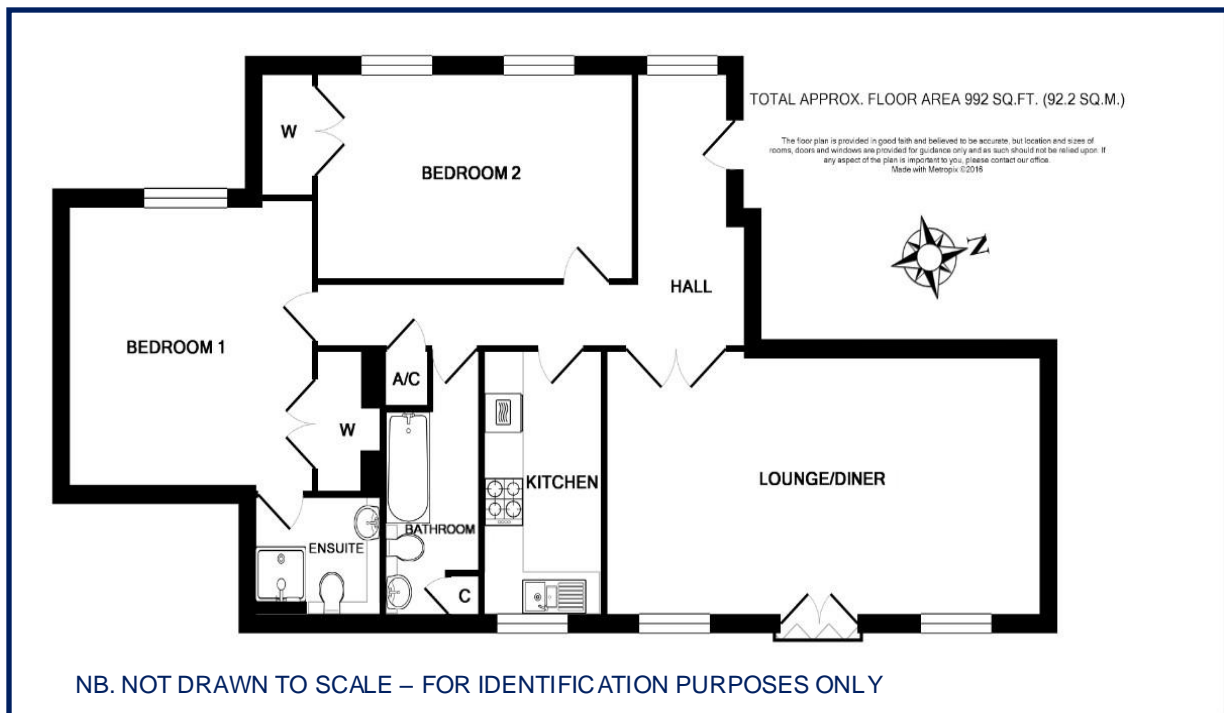


COMMUNAL RIVERSIDE GARDEN



REAR VIEW OF BUILDING





COMMUNAL GARDENS



Note: Money Laundering regulations 2003 – Intending purchasers will be asked to produce identification documentation at the point of agreeing a sale and information regarding how the purchase is to be funded. **Note:** These particulars are provided for guidance only and do not constitute any offer, contract or part thereof. Interested parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. Neither the vendor nor Davies & Davies makes any representation or warranty as to this property.



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