

Flat 4, The Old Brewery
Newtown, Bradford on Avon, Wiltshire, BA15 1NF


KINGSTONS

Smart and desirable one bedroom apartment enjoying stunning views from the first floor of an impressive Grade II Listed former brewery located on the Bath side of the town. Presenting an exceptional first time, investment or second home purchase opportunity - early and decisive viewing highly recommended.



Views
One Bedroom
Sitting Room
Kitchen
Bathroom
Parking
Electric Heating
Communal Garden
No Onward Chain
£134,950



ACCOMMODATION (all dimensions approximate)

FIRST FLOOR

Entrance Hall

Electric storage heater, storage cupboard housing hot water cylinder.

Sitting Room

3.67m (12' 1") x 2.74m (9' 0")

Window to front, glazed double doors with juliet balcony, electric storage heater, telephone point, TV point.

Kitchen 2.32m (7' 7") x 1.58m (5' 2")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, tiled splashbacks, extractor fan, fitted electric oven and four ring electric hob with extractor hood over, space for fridge/freezer, plumbing for washing machine.

Bedroom

2.95m (9' 8") x 2.69m (8' 10") max
Window to rear, electric panel heater.

Bathroom

Obscure glazed window to rear, three piece suite comprising bath with fitted Mira electric shower over, pedestal wash hand basin and close coupled WC, tiled splashbacks, extractor fan, electric panel heater.

EXTERNALLY

The car park is located in front of The Old Brewery. The communal garden will be found at the rear of the building and is accessed via a private gate from Wine Street.

Council Tax: Band A - £1,084.27
(April 2016 - March 2017 financial year)

Tenure: Leasehold (125 years commenced 29th September 1991)

Ground Rent: £50 Per Annum

Service Charge: £1,200 Per Annum

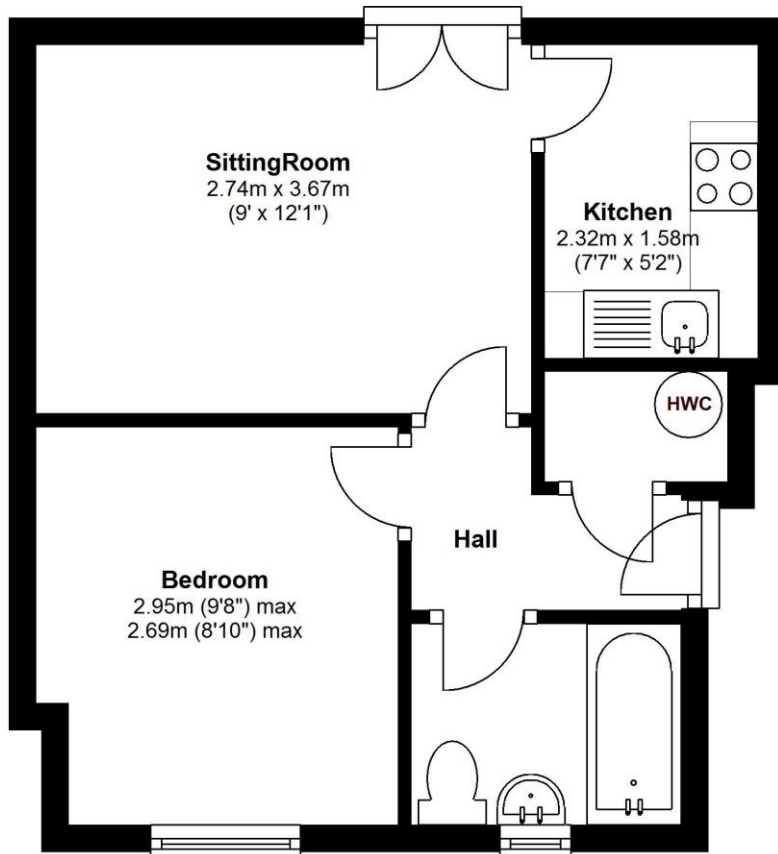
Viewing: Strictly by appointment through the Agent Kingstons.



FLOOR PLANS (NOT DRAWN TO SCALE)

First Floor

Approx. 29.1 sq. metres (312.9 sq. feet)



Total area: approx. 29.1 sq. metres (312.9 sq. feet)

Whilst every effort is made to ensure the accuracy of floor plans, door, window, room and any other measurements or the position of items are approximate and should not be used as such by any prospective purchaser. Services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Directions: From our office in Silver Street, proceed down the hill and turn right at the mini roundabout into Market Street. Proceed up the hill and take the second turning on the left into Newtown. As the road narrows, the entrance in to The Old Brewery will be found on the right hand side.

The Property Misdescriptions Act 1991: Kingstons The Estate Agent has not tested any apparatus, equipment, fixtures and fittings or services and cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a property are based on information supplied by the seller. Kingstons The Estate Agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.