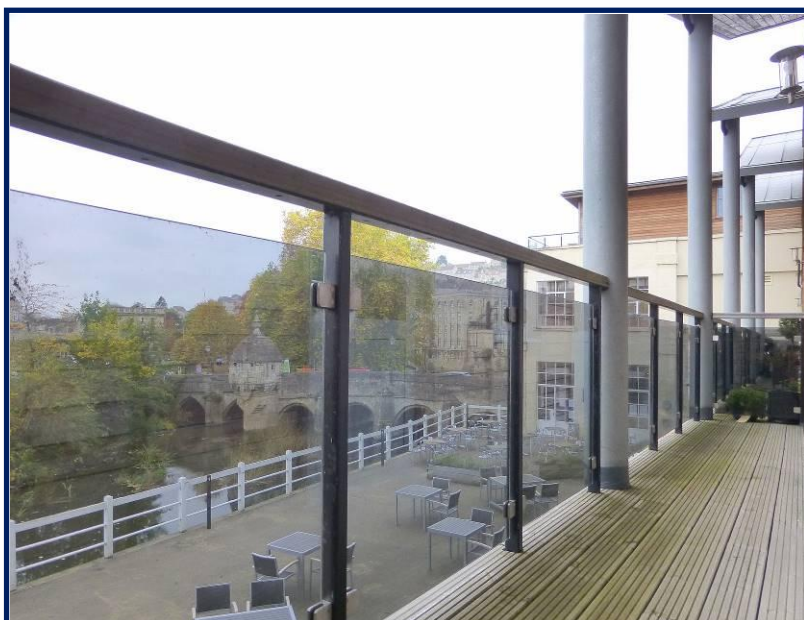




5 BRIDGE YARD, BRADFORD ON AVON, WILTSHIRE, BA15 1EJ

£359,950

- **LARGE FIRST FLOOR APARTMENT WHICH OVERLOOKS THE RIVER AVON**
- **CENTRAL POSITION IN THE HEART OF BRADFORD ON AVON**
- **TWO SPACIOUS DOUBLE BEDROOMS; GENEROUS BALCONY**
- **UNDERCOVER PARKING**
- **GAS CENTRAL HEATING**
- **EN SUITE SHOWER ROOM AND LUXURIOUS BATHROOM**
- **LARGE OPEN PLAN LIVING SPACE**
- **EPC RATING B**



A stunning first floor apartment which enjoys a prime position in the heart of Bradford on Avon, overlooking the River Avon. Immaculately presented the property has a fantastic light and airy feel and benefits from an undercover parking space, lift access and a wonderful southerly facing balcony which offers a gorgeous view. Ideal for someone looking to downsize to something easier to maintain without compromising on quality or location or those of you looking for a second home, the accommodation consists of: entrance hall, which has three built in cupboards one of which has plumbing for the washing machine, two double bedrooms, master with en suite shower room and built in wardrobe, luxurious bathroom and the large open plan lounge/dining/kitchen area, which benefits from two windows and two doors leading to the balcony. What has to be one of the best apartments the Kingston Mills development has to offer, early viewing is strongly recommended as this will not be available for long.

The property is situated in the centre of Bradford on Avon, offering access to the range of independent shops, public houses, library and swimming pool. The railway station also provides direct services to Bath, Bristol, Salisbury and London Waterloo.

DIRECTIONS

From our office in Silver Street, turn left and follow the road along, at the roundabout turn left before the Co-op and the property will be found on the right hand side.

ACCOMMODATION

ENTRANCE HALL

Video entry phone system. Matwell. Airing cupboard. Cloaks cupboard. Built-in cupboard with plumbing for the washing machine. Two radiators. Power points.

OPEN PLAN LOUNGE/KITCHEN/DINING AREA

23' 6" x 18' 6" (7.16m x 5.64m)

LOUNGE/DINING AREA

Two double glazed windows. T.V. point. Phone point. Three radiators. Power points. Two sets of double glazed doors leading out to the south-facing balcony.

KITCHEN AREA

Inset sink unit with cupboards under. Range of fitted base units with cupboards and drawers. Range of fitted wall units. Laminated worktops. Fitted dishwasher. Inset gas hob. Cooker hood. Fitted electric oven. Fitted fridge/freezer. Tiled floor. Spotlights and two illuminated display shelves. Power points.

BEDROOM ONE

18' 0" (5.49m) x 11' 4" (3.45m) narrowing to 10' 5" (3.18m) Double glazed window. Fitted wardrobe. T.V. point. Phone point. Radiator. Power points. Door to en suite shower room.

EN SUITE SHOWER ROOM

7' 10" x 4' 9" (2.39m x 1.45m) Spotlights. Tiled floor. Low level W.C. Partly tiled walls. Heated towel rail. Shaver point. Extractor fan.

BEDROOM TWO

13' 10" x 11' 5" (4.22m x 3.48m) Double glazed window. Phone point. Radiator. Power points.

BATHROOM

7' 7" x 5' 11" (2.31m x 1.8m) Panelled bath with mixer unit and shower over including folding shower screen. Hand basin. Low level W.C. Partly tiled walls. Heated towel rail. Shaver point. Extractor fan. Tiled floor. Spotlights.

OUTSIDE

PARKING

Allocated undercover parking space.

BALCONY

South-facing decked balcony with enough room for flower pots and tubs, small table and chairs. Enjoying a beautiful outlook towards the town bridge and beyond.

COUNCIL TAX AND LOCAL AUTHORITY

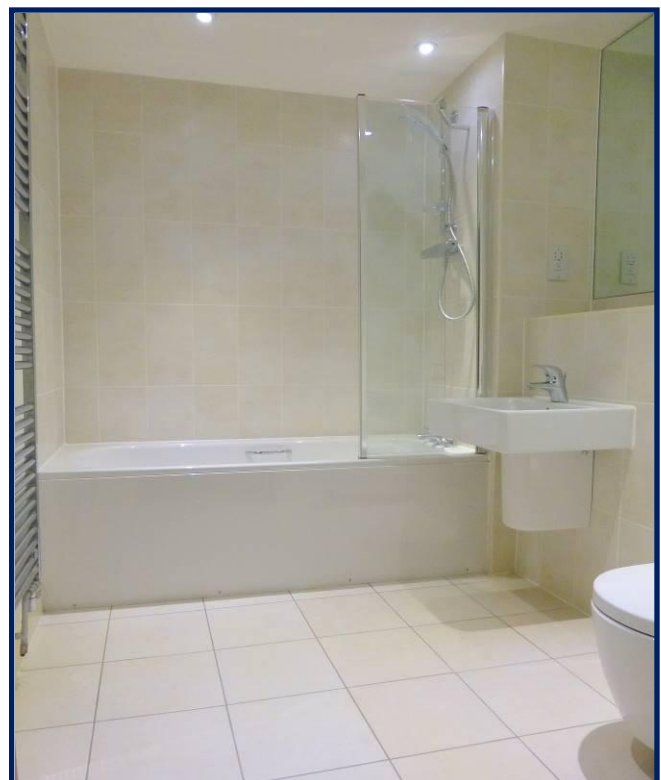
Band E* - For further information please contact Wiltshire Council on 0300 456 0100. *Bandings for properties altered/extended since 1st April 1993 could be subject to review.

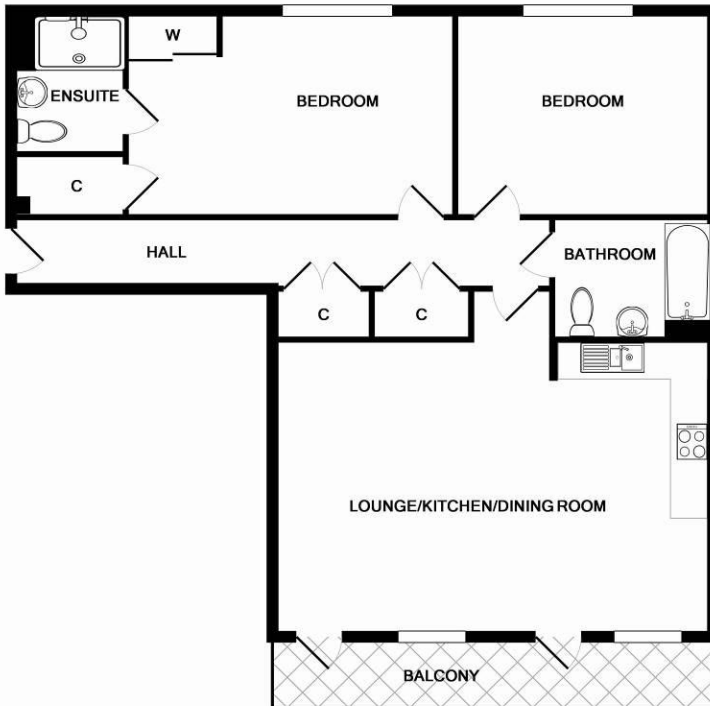
EPC RATING B

ADDITIONAL INFORMATION – AS REPORTED IN NOVEMBER 2016

Maintenance charges: Approximately £1,304 PA.

Ground rent: Approximately £300 PA.





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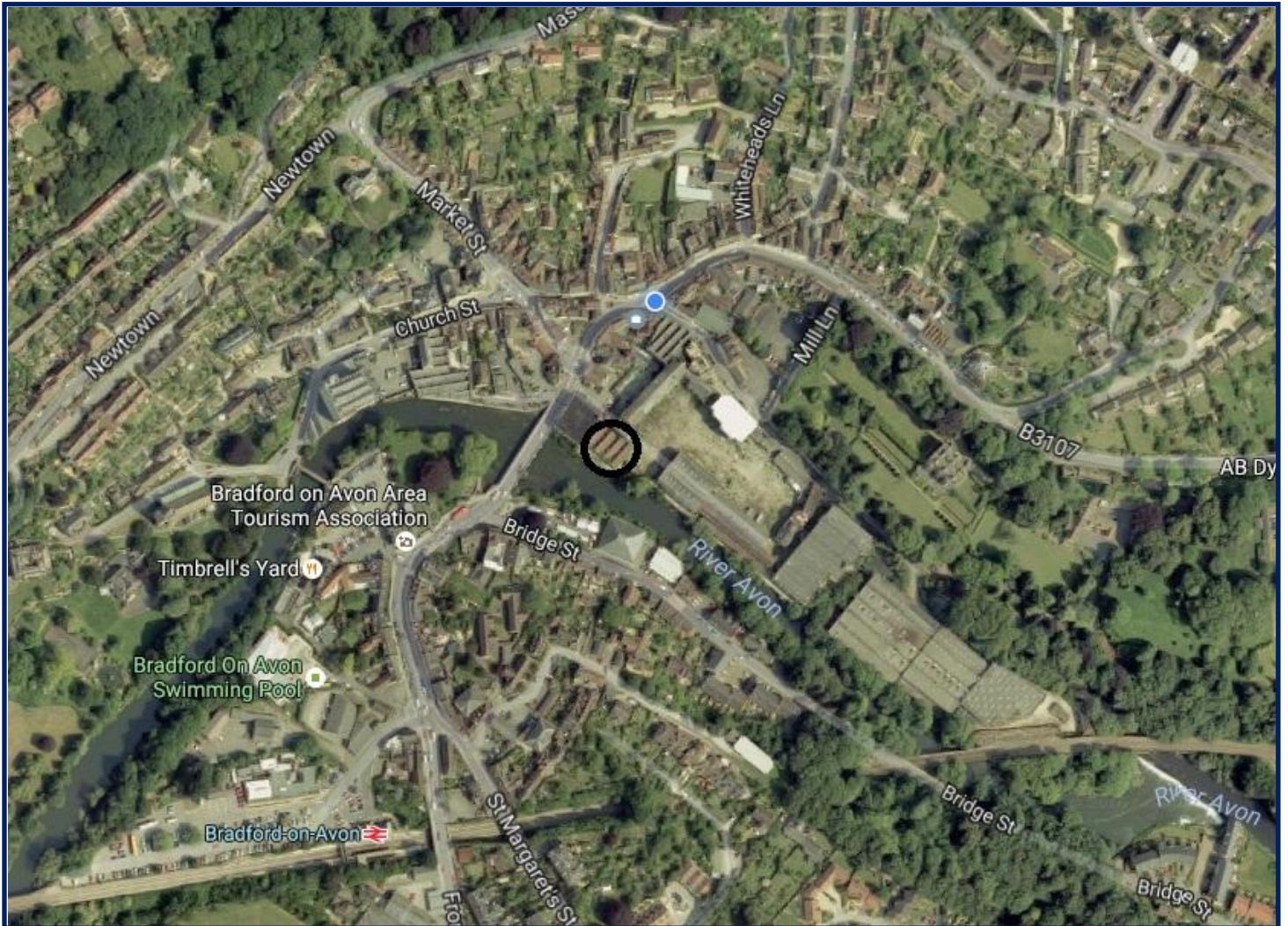
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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NB. NOT DRAWN TO SCALE – FOR IDENTIFICATION PURPOSES ONLY

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.

www.daviesanddaves.co.uk



Viewing by appointment with the agents:-

29 Silver Street, Bradford-On-Avon, Wiltshire, BA15 1JY

Tel: 01225 867555 Fax: 01225 867696

www.daviesanddavies.co.uk

