

Geoffrey M. Saxty FNAEA



Of Bradford on Avon

Estate Agent, Lettings and Property Management

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9 Bridge Yard, Bradford on Avon, Wiltshire BA15 1EJ

*** Guide Price of £350,000 ***

A splendid, second floor, self-contained apartment offering spacious, modern accommodation, en suite, riverside views and set in the heart of the historic town of Bradford on Avon

Communal entrance hallway.

Entrance hall; living room / dining room / kitchen (open plan living / dining area); two bedrooms (guest suite with en suite facilities); bathroom; gas central heating; allocated, covered parking area for one vehicle

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SITUATION AND GENERAL INFORMATION

Located within the popular Kingston Mill development, a highly appointed apartment with views of the River Avon. This light and airy apartment enjoys modern, spacious accommodation. The property also benefits from a covered allocated parking space for one vehicle. From the main building you step out into Lamb Yard with its shops and cafes. Bradford on Avon's amenities are within easy walking distance, including boutiques, restaurants, library, and swimming pool. Good communications by road and rail provide easy access to many major towns and cities of importance. The World Heritage City of Bath is eight miles distant, famed for its architecture, shopping, and many places of cultural interest.

Early viewing is recommended. No onward chain.

DIRECTIONS

From this office proceed toward the town centre and at the mini roundabout bear right into Lamb Yard,

Kingston Mill. Bridge Yard is the building that can be found on the right hand side, adjacent to the Co-op and also The Weaving Shed.

The accommodation is as follows:

APPROACH

Entry phone.

COMMUNAL ENTRANCE HALLWAY

Entrance with lift and staircase to each level and landing area.

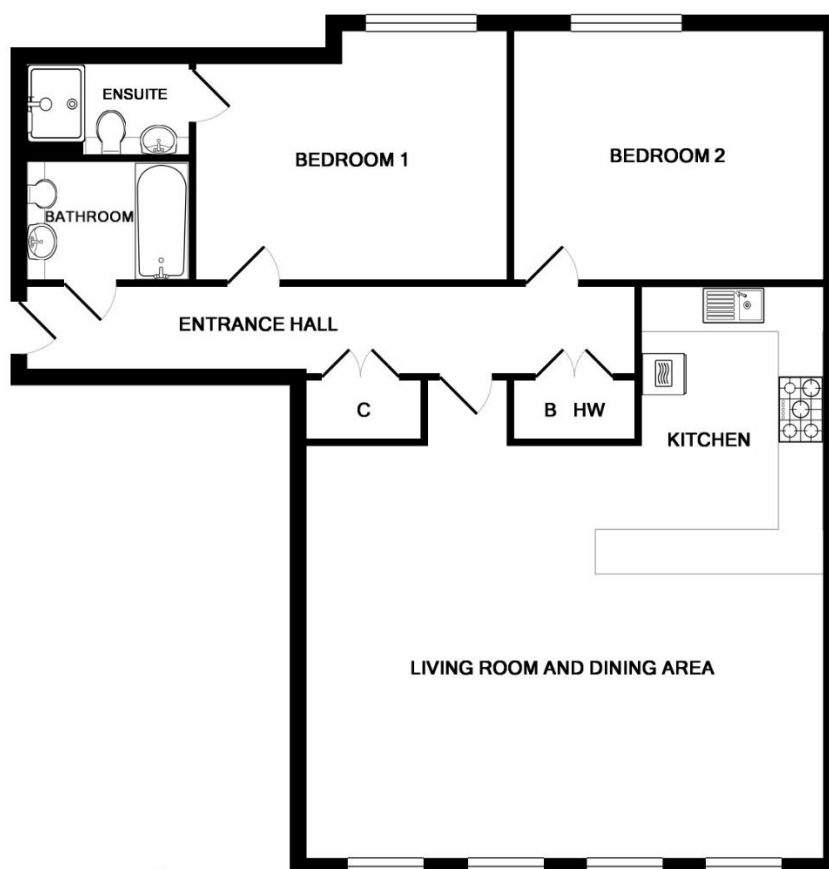
ENTRANCE HALLWAY

About 28'0" x 4'1"; front door with spy glass; entry phone; double cloaks cupboard; double cupboard housing the hot water cylinder, gas boiler and Airflow system controller; water softener; fuse board.

OPEN PLAN LIVING ROOM / DINING ROOM / KITCHEN

SITTING AREA AND DINING AREA

About 23'6" x 18'7"; 3 x radiators; tv point; telephone point; 3 x angular windows on riverside; 2 x four bulb spotlights.



TOTAL APPROX. FLOOR AREA 1047 SQ.FT. (97.2 SQ.M.)

The floor plan is provided in good faith and believed to be accurate, but location and sizes of rooms, doors and windows are provided for guidance only and as such should not be relied upon. If any aspect of the plan is important to you, please contact our office.
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KITCHEN

About 12'10" x 8'0"; incorporating an inset stainless steel 1 ½ bowl sink unit with mixer taps and cupboards beneath; fitted work surface; five ring gas hob; splash back; upstands; eye level wall cupboards; integrated fridge, freezer, microwave and dishwasher units; recessed ceiling lighting; breakfast bar.

BEDROOM 1

About 14'0" x 11'4"; radiator.

BEDROOM 2

About 14'0" x 11'4"; radiator; en suite shower room.

EN SUITE

Large shower cubicle with controls and splash screen; wash hand basin; low level w.c. with concealed plumbing; chrome rung radiator; shaver point; recessed ceiling lighting; heated mirror.

BATHROOM

White suite. Panelled bath with mixer taps, shower attachments, splash screen and hand grips; wash hand.

basin with mixer tap; low level w.c. with concealed plumbing; shaver point; large fitted heated mirror; shaver point; tiled splash backs and walls; recessed ceiling lighting.

PARKING

Covered allocated parking space for one vehicle.

SERVICES

Mains water, drainage, electricity and gas. Telephone subject to British Telecom Transfer Regulations.

FIXTURES & FITTINGS

Any fixtures and fittings not mentioned in the sale particular are not included in the sale.

NOTE FROM THE AGENT

Geoffrey M. Saxty Estate Agent, Lettings & Property Management endeavours to provide informative, descriptive sale particulars. However, if there are any points that are of interest to you please do not hesitate to contact this office for further information (particularly those applicants travelling from further afield).



Geoffrey M. Saxty Estate Agent, Lettings & Property Management has not carried out a detailed survey nor tested the services, appliances and specific fittings. All room sizes are approximate.

In accordance with Money Laundering Regulations 2003, the intending purchaser(s) will be requested to provide the following:

1. Identification documentation
2. Proof of funding

BASIS OF SALE

Vacant possession upon legal completion.

COUNCIL TAX BAND

E – Approximately £2,097.16 per annum (this figure is given for the financial year starting 1st April 2017).

GROUND RENT

£300 per annum.

MAINTENANCE

£1,324.00 per annum (paid in half yearly instalments).

INSURANCE

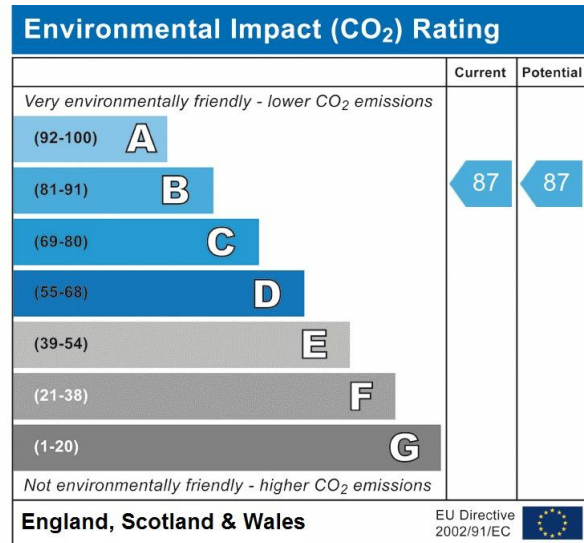
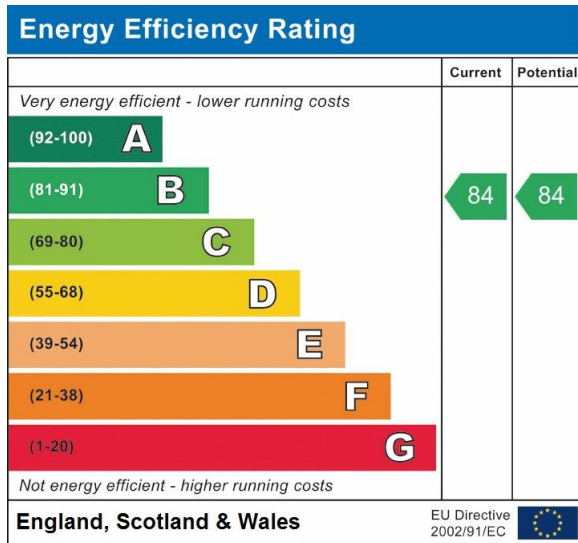
£185 per annum.

TENURE

Leasehold – 150 years granted 1st July 2010.

PRICE

Guide Price of £350,000.



VIEWING ARRANGEMENTS PLEASE BY PRIOR APPOINTMENT THROUGH THE SELLER’S JOINT AGENT

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