



Flat 5, Westbury House
St. Margarets Street, Bradford on Avon, Wiltshire, BA15 1DE


KINGSTONS

Elegant second floor apartment enjoying a particularly central position and wonderful views across the town from the top floor of a beautiful Grade II Listed period building. Smartly presented throughout and available with no onward chain, this superb property presents an exceptional first-time purchase, second home or downsizing opportunity not to be missed.

Central Location
Views
Two Double Bedrooms
Sitting/Dining Room
Bathroom
Gas Central Heating
No Onward Chain

£190,000



ACCOMMODATION

(all dimensions being approximate)

GROUND FLOOR

Communal Entrance Hall

Stairs to upper floors.

FIRST FLOOR

Communal Laundry Room

Plumbing for washing machine.

SECOND FLOOR

Entrance Hall

Skylight, radiator, cupboard housing gas central heating boiler.

Sitting/Dining Room

4.24m (13'11") x 3.84m (12'7") max
Two windows to side, radiator.

Kitchen

2.34m (7'8") x 1.93m (6'4")
Window to side, fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, space for fridge/freezer, fitted electric oven and four ring electric hob with extractor hood over, loft hatch.

Bedroom 1

4.14m (13'7") x 2.52m (8'3")
Window to side, storage cupboard, radiator.

Bedroom 2

3.68m (12'1") x 2.26m (7'5") max
Window to side, storage cupboard, radiator.

Bathroom

Three piece suite comprising bath with fitted shower over, pedestal wash hand basin and close coupled WC, tiled splashbacks, extractor fan, heated towel rail.

Council Tax: Band C - £1,951.35

(April 2022 - March 2023 financial year)

Tenure: Leasehold (999 year lease commenced 1970)

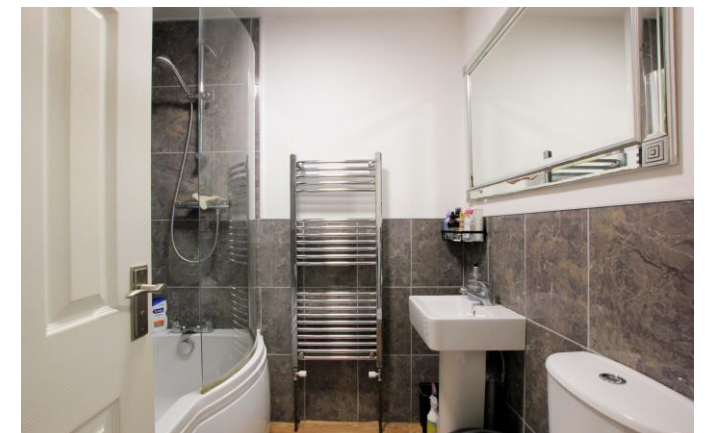
Ground Rent: N/A

Service Charge: £250 Per Month

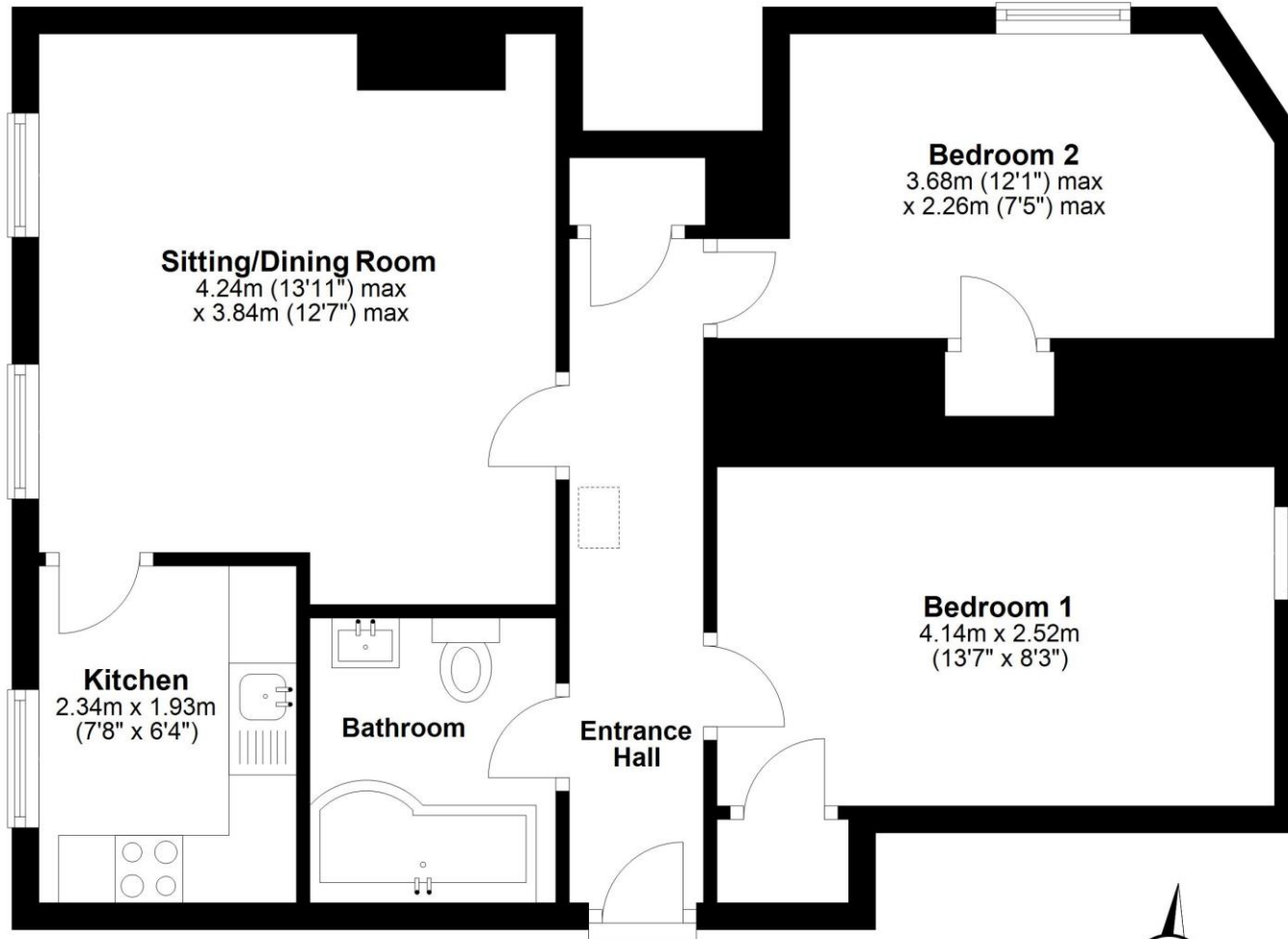
Viewing: Strictly by appointment through the Agent Kingstons.

Directions: From our office in Silver Street, proceed down the hill and over the mini roundabout. Proceed across the town bridge onto St. Margarets Street where Westbury House will be found on the right-hand side.

Please Note: Every care has been taken with the preparation of these details, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate.



Second Floor



Total area: approx. 54.1 sq. metres (582.2 sq. feet)

This representation is provided for general guidance and is not to scale.
All measurements quoted are approximate.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 c
55-68	D	65 d	
39-54	E		
21-38	F		
1-20	G		