



5 Conigre Hill
Bradford on Avon, Wiltshire, BA15 1NJ

Stylish and beautifully presented Grade II Listed loft apartment occupying the top floor of an impressive period building with views out across the town centre. Conveniently placed within a short walk of the train station and many other of the town's impressive array of amenities, this superb property presents an exceptional first time purchase, buy-to-let investment or holiday home opportunity not to be missed. Available with no onward chain.



Top Floor Loft Apartment
Double Bedroom
Open Plan Living Space
Bathroom
Views
Short Walk To Town Centre
Fitted Wardrobe
Integrated Appliances
Gas Central Heating
Shared Courtyard Garden

£250,000



ACCOMMODATION

(all dimensions being approximate)

SECOND FLOOR

Entrance Hall

Wooden entrance door, storage cupboard housing boiler.

Living Space

7.43m (24'4") max x 4.81m (15'10") max
Wooden single glazed window to rear fitted with secondary glazing, wooden double glazed window to rear, wooden double glazed velux window to front, wooden single glazed porthole window to side, fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with swan neck mixer tap, integrated fridge/freezer, dishwasher and washing machine, gas hob with extractor hood over, electric oven, two radiators.

Bedroom

4.16m (13'8") max x 3.54m (11'7") max
Wooden single glazed window to rear fitted with secondary glazing, fitted wardrobes, radiator.

Bathroom

3.35m (11') max x 2.56m (8'5") max
Wooden double glazed velux window to front, three piece suite comprising bath with shower over, wash hand basin and close coupled WC, tiled flooring and splashbacks, heated towel rail.

EXTERNALLY

Shared courtyard garden

Council Tax:

Band B - £1893.98 (April 2024 - March 2025 financial year)

Tenure:

Leasehold (999 year lease commenced 2015). Freehold jointly owned with the four other building property owners.

Service Charge:

£103.54 Per Month

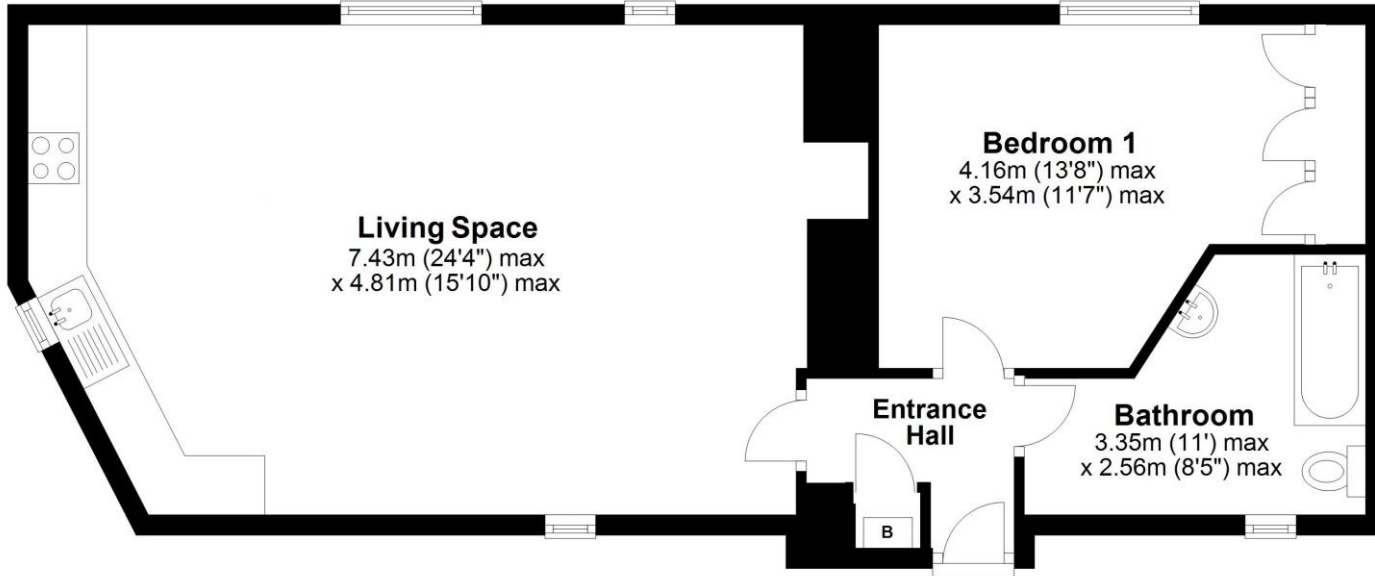
Viewing: Strictly by appointment through the agent **Kingstons**.

Directions: From our office in Silver Street, proceed down the hill and turn right at the mini roundabout onto Market Street. Proceed up the hill and take the second turning left onto Newtown. Take the first turning right onto Conigre Hill. Where the entrance to the apartment will be found to the rear of the property on the left-hand side.



Second Floor

Approx. 62.5 sq. metres (672.9 sq. feet)



Living Space
7.43m (24'4") max
x 4.81m (15'10") max

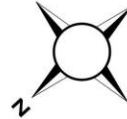
Bedroom 1
4.16m (13'8") max
x 3.54m (11'7") max

Entrance Hall

Bathroom
3.35m (11') max
x 2.56m (8'5") max

Total area: approx. 62.5 sq. metres (672.9 sq. feet)

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



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 c	70 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		