



34 Norden
Bradford on Avon, Wiltshire, BA15 1FL



Smart, light and airy apartment situated on the first floor of a converted period building within the award-winning Kingston Mills development. Enjoying a central position within a short walk of the train station and many other of the town's impressive array of amenities, this flat presents an exceptional first-time purchase, downsizing opportunity or buy-to-let investment. Available with no onward chain.

One Bedroom
Open Plan Living Room / Kitchen
Bathroom
Gas Central Heating
Heat Recovery System
No Onward Chain

£169,950



ACCOMMODATION
(all dimensions being approximate)

FIRST FLOOR

Entrance Hall
Radiator.

Living Room/Kitchen

5.50m (18'11") x 5.15m (16'11") max
Double glazed windows to front and rear, two radiators, kitchen area fitted with a matching range of base and eye level units with worktop space over, integrated fridge and freezer, plumbing for washing machine, fitted electric oven, four ring electric hob with extractor hood over.

Bedroom

4.04m (13'3") x 2.33m (7'8")
Double glazed window to rear, built-in wardrobe, radiator.

Bathroom

Obscure double glazed window to front, three piece suite comprising bath with shower over, pedestal wash hand basin, close coupled WC, tiled splashbacks, extractor fan, heated towel rail, cupboard housing gas combination boiler and heat recovery system.

Council Tax: Band B - £1,893.98 (April 2024 - March 2025 financial year)

Tenure: Leasehold (150 year lease commenced 2010)

Ground Rent: £394.30 Per Annum

Buildings Insurance: £246.42 (01/07/2023 - 30/06/2024)

Service Charge: £626.35 (01/04/2024 - 30/09/2024)

Estate Charge: £133.85 (01/04/2024 - 30/09/2024)

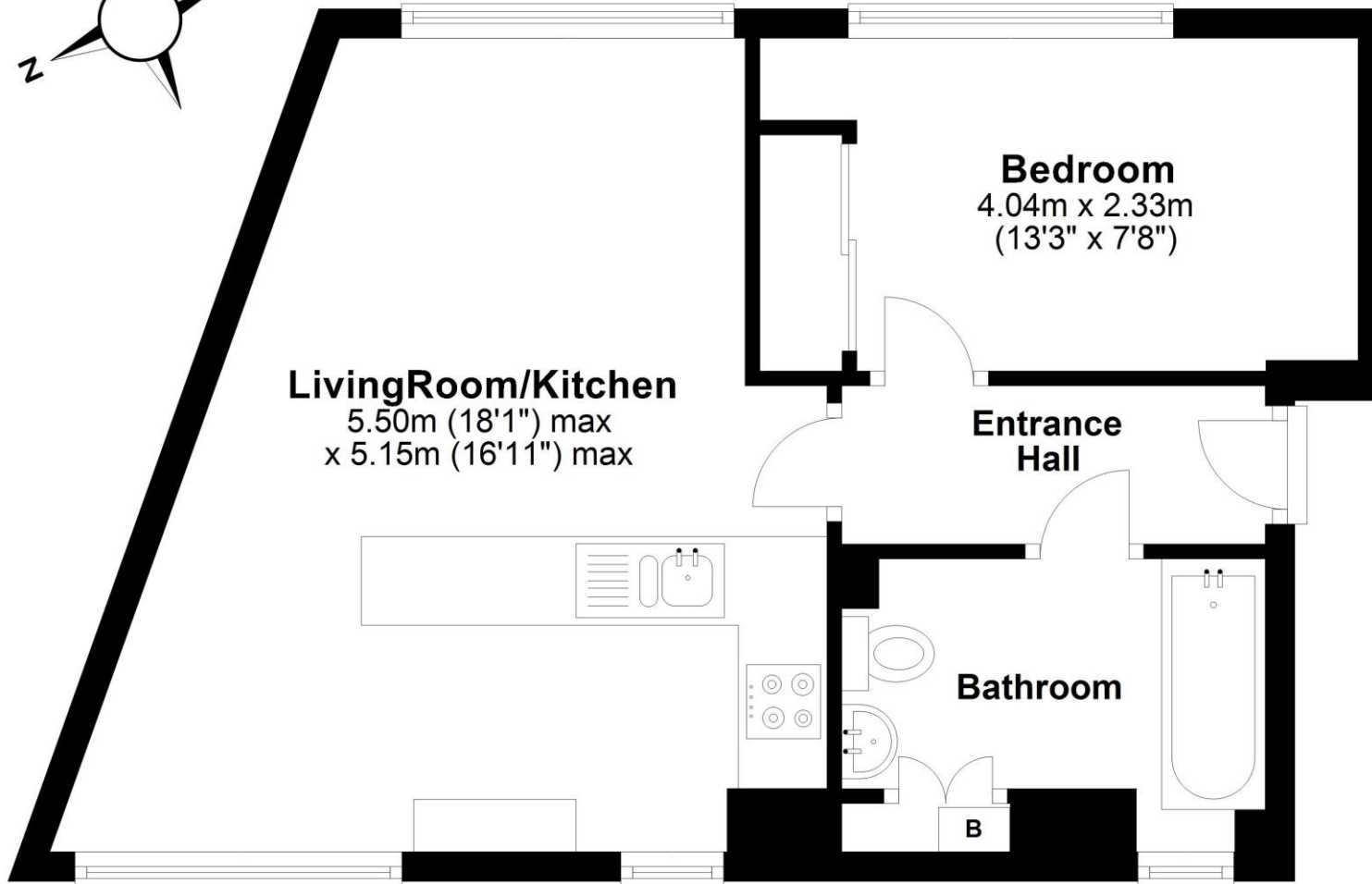
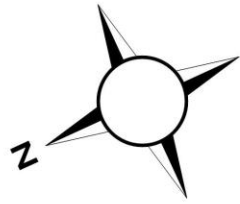
Viewing: Strictly by appointment through the Agent Kingstons.

What3words: ///home.slipping.eased

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.



First Floor



Total area: approx. 41.1 sq. metres (442.8 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	75 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

