

3 Stones Court, Station Approach  
Bradford on Avon, Wiltshire, BA15 1FQ



Conveniently located ground floor apartment situated within an attractive, tucked away development right in the heart of Bradford's town centre and constructed by a local builder of high repute in 2015. Including an allocated parking space and opening onto attractive communal gardens this superb property presents an exceptional downsizing, buy-to-let or second home opportunity not to be missed, and is available with no onward chain.



Tucked Away Central Location  
Two Bedrooms  
Sitting/Dining Room  
Kitchen  
Shower Room  
Allocated Parking Space  
Communal Garden  
Double Glazing  
Gas Central Heating  
No Onward Chain

**£330,000**



## GROUND FLOOR

### Entrance Hall

Entrance door to front, radiator, two storage cupboards.

### Sitting/Dining Room

5.14m (16'10") x 3.98m (13'1")  
Double glazed window to front, double glazed double door to communal garden, two radiators, open plan to:

**Kitchen** 3.52m (11'7") x 2.29m (7'6")  
Double glazed window to rear, fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink, integrated fridge/freezer, dishwasher and washer/drier, fitted electric oven, four ring electric hob, cupboard housing wall mounted gas combination boiler.

**Bedroom 1** 3.54m (11'7") x 3.05m (10')  
Double glazed window to rear, radiator, fitted wardrobes.

**Bedroom 2** 2.75m (9') x 2.30m (7'7")  
Double glazed window to rear, radiator.

### Shower Room

2.54m (8'4") x 2.24m (7'4")  
Three piece suite comprising shower enclosure, pedestal wash hand basin and close coupled WC, extractor fan, tiled splashback, tiled flooring, fitted shelves, heated towel rail.

## EXTERNALLY

Communal garden and bike store, allocated parking space.

### Council Tax:

Band C - £2,164.54  
(April 2024 - March 2025 financial year)

### Tenure:

Leasehold (999 Year Lease).

### Ground Rent:

£150 Per Annum.

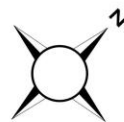
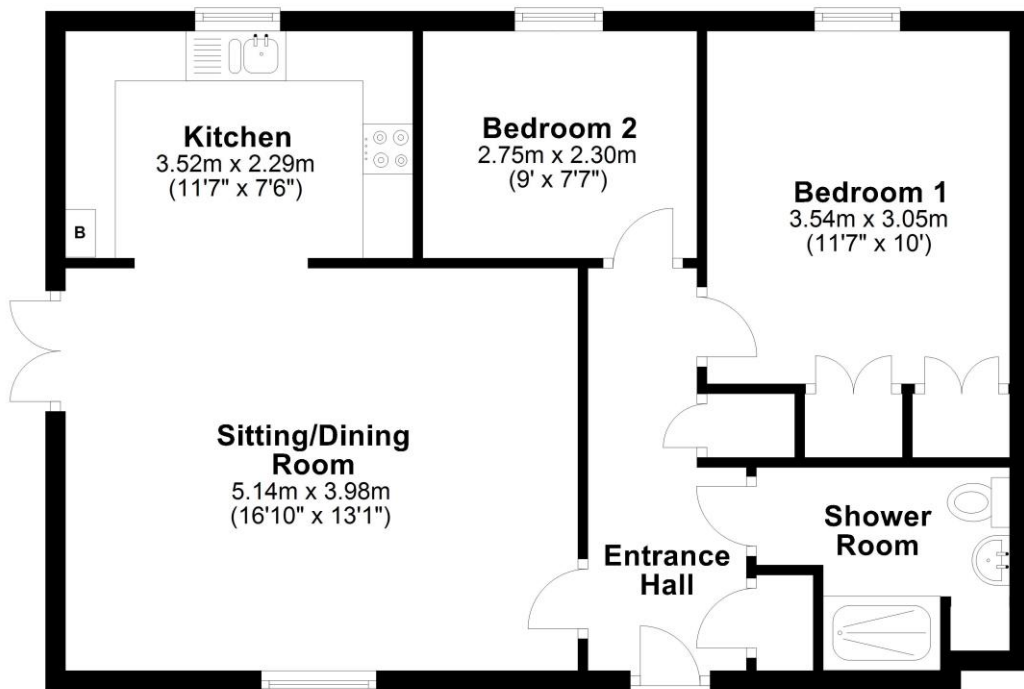
### Service Charge:

£100 Per Month.



## Ground Floor

Approx. 61.1 sq. metres (657.4 sq. feet)



Total area: approx. 61.1 sq. metres (657.4 sq. feet)

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



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

**Directions:** From our office in Silver Street, proceed down the hill and across the town bridge. Turn right at the mini roundabout and right again onto Station Approach where Stones Court will be found on the left-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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		