



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

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

Kitchen

Bathroom

Gas Central Heating

No Onward Chain

**£189,950**



**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, radiator, storage cupboard, radiator.

**Bedroom 2** 3.68m (12' 1") x 2.26m (7' 5") max

Window to side, radiator, storage cupboard.

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

**Tenure:**

Leasehold (999 year lease)

**Ground Rent:**

N/A

**Service Charge:**

£250 Per Month

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

**Viewing:**

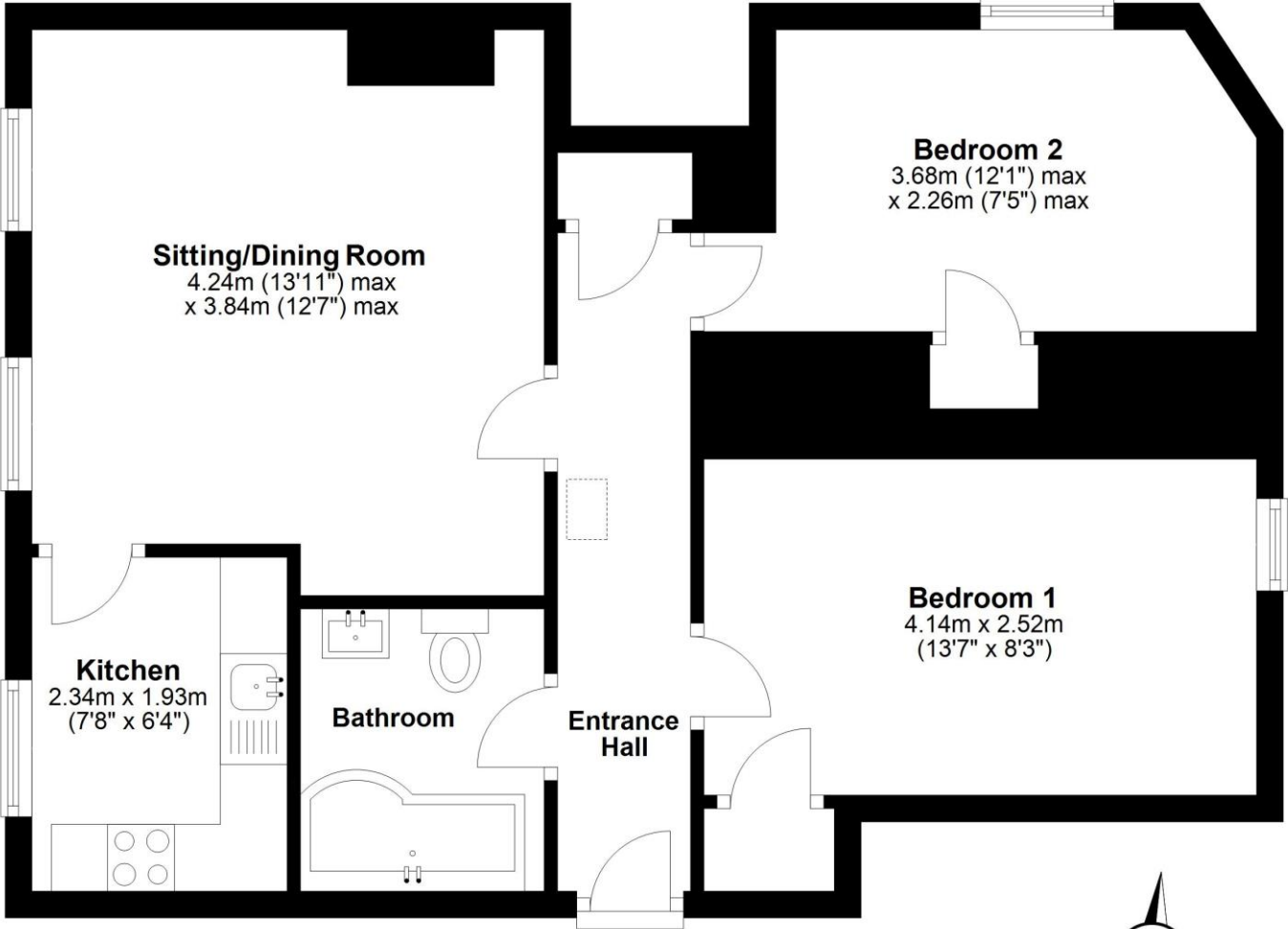
Strictly by appointment through the Agent Kingstons.

**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.

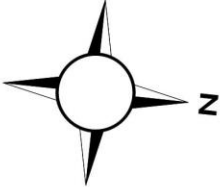


# Second Floor



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             |         |           |