



10 New Road Court
Bradford on Avon, Wiltshire, BA15 1BT


KINGSTONS

Smart ground floor apartment benefitting from its own private entrance and allocated parking space, conveniently situated within an exclusive development on the Bath side of the town, within easy reach of local amenities. Available with no onward chain and presenting an excellent first time purchase, downsizing opportunity or buy-to-let investment.

One Bedroom
Living Room Kitchen
Bathroom
Allocated Parking Space
Gas Central Heating
Double Glazing
No Onward Chain

£185,000



ACCOMMODATION (all dimensions approximate)

GROUND FLOOR

Living Room / Kitchen

5.83m (19'2") x 3.73m (12'3")
ouble glazed windows to front, side, and rear, fitted with a matching range of base and eye level units with worktop space over, 1 1/2 bowl stainless steel sink unit with mixer tap, integrated fridge, freezer and dishwasher, built-in electric oven, four ring gas hob with extractor hood over, cupboard housing gas combination boiler, built-in storage cupboard with plumbing for washing machine, two radiators.

Bedroom

3.92m (12'10") x 2.88m (9'5")
Double glazed window to side, radiator.

Bathroom

Three piece suite comprising bath with shower over, wash hand basin with cupboard under and close coupled WC, tiled surround and floor, heated towel rail.

EXTERNALLY

Allocated parking space. Communal garden area laid to decking.

Council Tax: Band A - £1,623.41 (April 2024 - March 2025 financial year)

Tenure: Leasehold (999 year lease commenced from 2006).

Ground Rent: N/A

Service Charge: £693.07 (01/01/2024 - 31/12/2024)

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

Directions: From our office in Silver Street, proceed up the hill and take the third turning left onto Woolley Street. Continue to the end of the road and turn left at the mini roundabout onto New Road. New Road Court will be found on the left-hand side.

What3words: ///dizzy.willpower.relate

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.



Ground Floor



Total area: approx. 40.3 sq. metres (433.9 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	71 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		