



7 The Maltings
Bradford on Avon, Wiltshire, BA15 2EP

Smart first-floor flat with access to communal canal-side gardens, conveniently located within a short, level walk to the town centre, train station, and various local amenities. This superb property features covered parking, double glazing, and gas heating, making it an exceptional investment or a perfect choice for first-time buyers and those looking to downsize. Available with no onward chain, this opportunity is not to be missed.

One Bedroom
Open Plan Living Space
Bathroom
Covered Parking Space
Outside Store
Canal-side communal gardens
Gas Heating
Double Glazing
No Onward Chain

£169,950



ACCOMMODATION

(all dimensions being approximate)

FIRST FLOOR

Open Plan Entrance Hall

Open plan to Living Room, door to storage cupboard.

Living Room 3.56m (11'8") x 2.92m (9'7")

PVCu double glazed window to front, underfloor heating. open plan to:

Kitchen 3.16m (10'4") x 1.73m (5'8")

PVCu double glazed window to rear overlooking canal, fitted with a range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, tiled splashbacks, plumbing for washing machine, space for fridge, fitted electric oven, four ring gas hob, under floor heating, wall mounted gas combination boiler serving heating system and domestic hot water.

Bedroom 3.53m (11'7") x 2.51m (8'3")

PVCu double glazed window to front, folding door to living room, cupboard with hanging space.

Bathroom 2.27m (7'6") x 1.73m (5'8") max

Two PVCu double glazed windows to rear. three piece suite comprising bath with fitted shower over, pedestal wash hand basin and close coupled WC, tiled splashbacks.

EXTERNALLY

Allocated parking space in carport with useful storage cupboard. Communal canalside gardens.

Council Tax:

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

Tenure:

Leasehold (999 year lease commenced 01/10/1983)

Ground Rent:

£72 Per Six Months

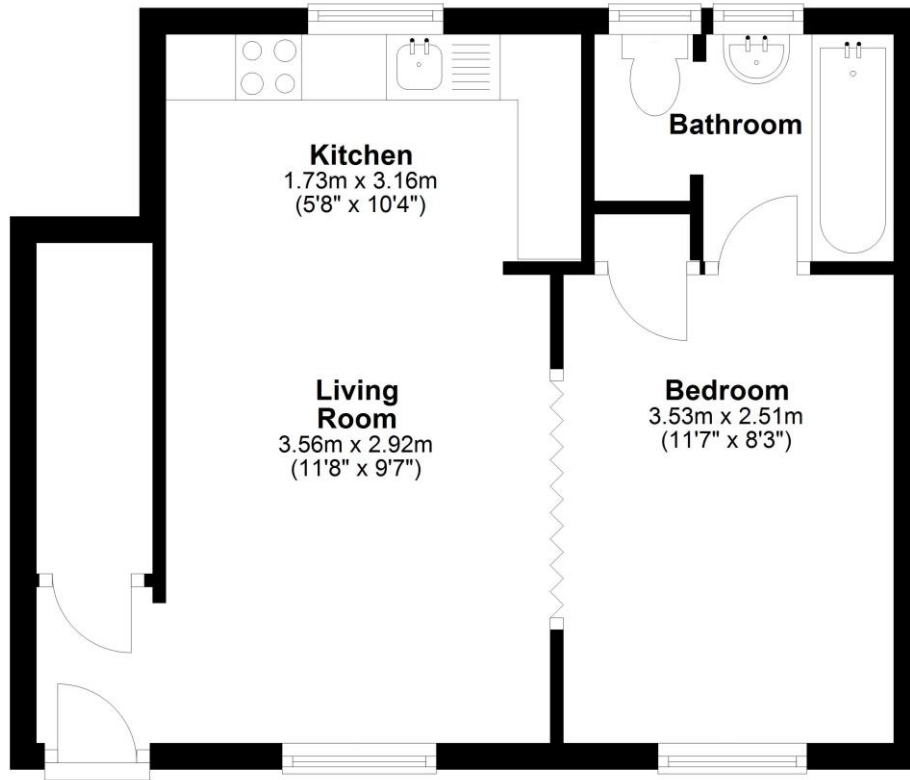
Service Charge:

£793.19 Per Annum (01/04/2023 - 31/03/2024)



Ground Floor

Approx. 33.5 sq. metres (360.3 sq. feet)



Total area: approx. 33.5 sq. metres (360.3 sq. feet)

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



Directions: From our office in Silver Street, proceed down the hill, straight over the mini roundabout and over town bridge onto St. Margarets Street. Take the second exit at the next roundabout onto Frome Road and proceed straight over the next mini roundabout. Continue over the canal bridge where The Maltings will be found further along on the left-hand side.

What3words: ///idea.absorbing.flames

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	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		