



10 Tory
Bradford on Avon, Wiltshire, BA15 1NN

Charming self-contained apartment enjoying a delightful courtyard garden and its own private entrance. Set on the ground floor of a beautiful Grade II listed period building, situated in an elevated position within a highly sought-after hillside terrace, above the town centre. Conveniently located within walking distance of the central amenities, including the train station, shops and restaurants. Currently operating as a successful holiday let, this property presents an excellent investment opportunity or could serve as an ideal second home. Available with no onward chain.

One Bedroom
Open Plan Living Space
Shower Room
Courtyard Garden
Private Entrance
No Onward Chain

£220,000



ACCOMMODATION

(all dimensions being approximate)

GROUND FLOOR

Living Space

4.75m (15'7") x 4.16m (13'8")

Wooden double glazed window and obscure glazed stable door to front kitchen area fitted with a matching range of base and eye level units with worktop space over, 1 1/2 bowl ceramic sink, tiled splashbacks, fitted electric oven, four ring electric hob with extractor hood over, integrated dishwasher and washing machine.

Bedroom

3.12m (10'3") x 2.08m (6'10")

Wooden double glazed window to front, under-stairs storage cupboard.

Shower Room

Wooden double glazed window to front, three piece suite comprising tiled shower enclosure with fitted shower, wash hand basin and close coupled WC, heated towel rail.

EXTERNALLY

The garden is accessed via the footsteps opposite and is enclosed with gated access, mainly laid to patio with flower and shrub borders.

Parking

Tory is only accessible on foot and the nearest on-street parking is available below on Newtown or above on Budbury Close.

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

Tenure: Leasehold (125 year lease commenced on 25th March 2006).

Ground Rent: N/A.

Service Charge: There is no fixed service charge but this property is responsible for 1/3 share of buildings insurance and external maintenance.

Viewing: Strictly by appointment through the Agent Kingstons.

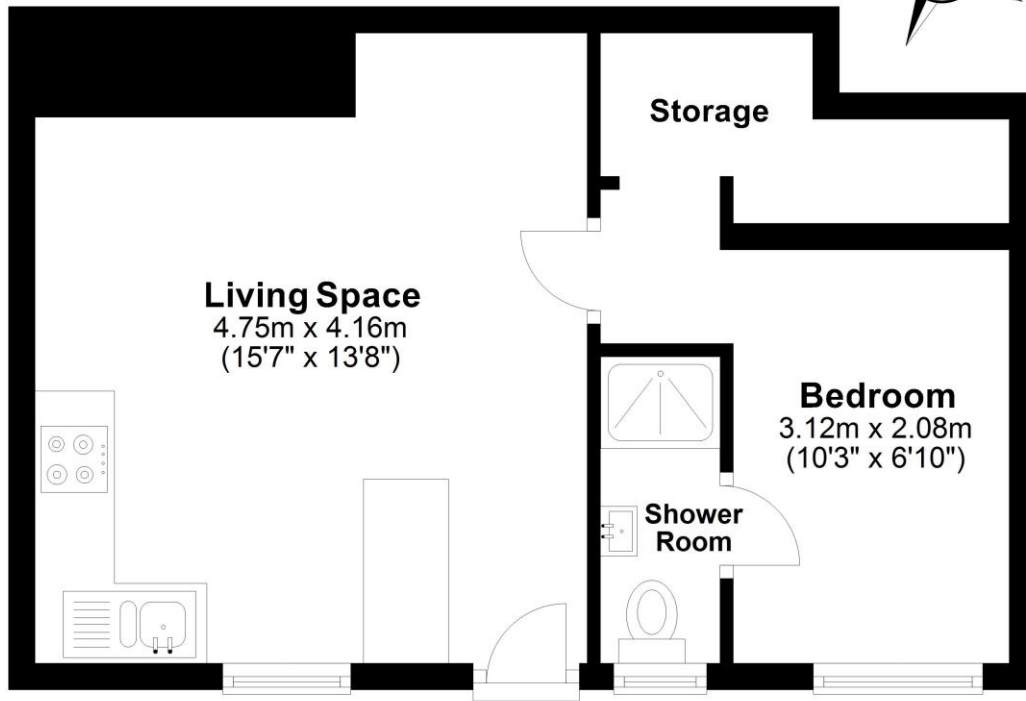
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Directions: From our office in Silver Street, proceed down the hill and turn right at the mini roundabout onto Market Street. Proceed up the hill and take the second turning left onto Newtown.

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. 34.6 sq. metres (372.4 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
55-68	D		
39-54	E		
21-38	F	35 F	
1-20	G		