



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

Smart first-floor apartment 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
Communal Canalside Garden
Gas Central Heating
Double Glazing

£165,000



ACCOMMODATION

(all dimensions being approximate)

FIRST FLOOR

Entrance Hall

UPVC double glazed entrance door to front.

Living Room

3.56m (11'8") x 2.91m (9'7")

UPVC double glazed window to front, radiator.

Kitchen

3.12m (10'3") x 1.74m (5'9")

UPVC double glazed window to rear, fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with tiled splashbacks, integrated fridge, washing machine and tumble dryer, freestanding gas cooker with extractor hood over, cupboard housing gas combination boiler.

Bedroom

3.56m (11'8") x 2.53m (8'4")

UPVC double glazed window to front, fitted bedroom furniture, built-in storage cupboard, radiator.

Bathroom

Three piece suite comprising bath with electric shower over, pedestal wash hand basin and close coupled WC, tiled surround, uPVC obscure double glazed window to rear, heated towel rail.

EXTERNALLY

Covered parking space for one car, storage cupboard, communal canal side garden.

Council Tax: Band B - £1,893.98 (April 2024 - March 2025 financial year)

Tenure: Leasehold (999 year lease commenced 1st October 1983).

Ground Rent: £72.00 (1st October 2024 - 31st March 2025)

Service Charge: £497.54 (1st April 2025 - 30th September 2025)

Viewing:

Strictly by appointment through the Agent Kingstons.

What3words: ///swam.accordion.quirky

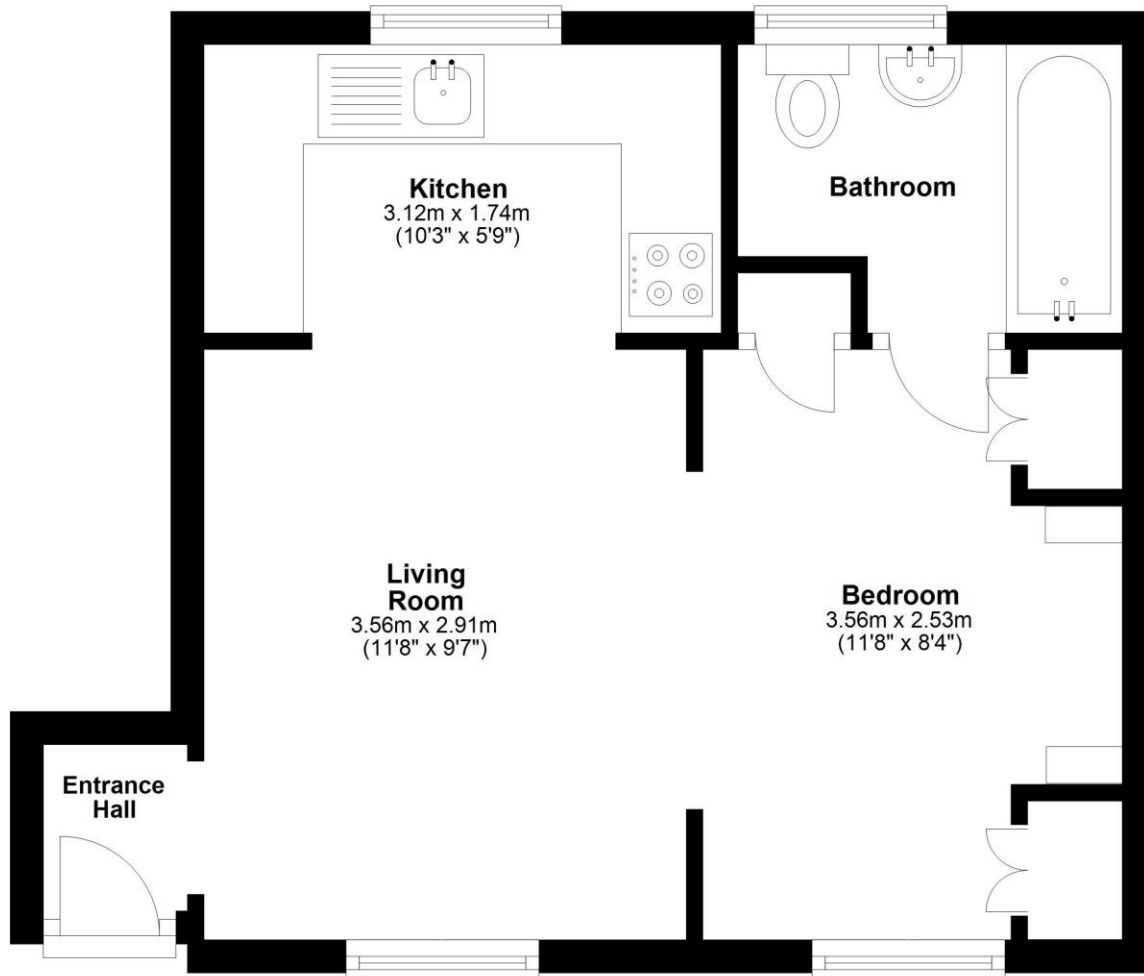
Directions: From our office in Silver Street, proceed down the hill, straight over the mini roundabout and over town bridge onto St. Margarets Street. Take the second exit at the next roundabout onto Frome Road and proceed straight over the next mini roundabout. Continue over the canal bridge where The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

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.



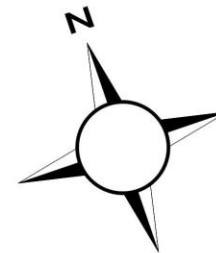
Ground Floor

Approx. 30.9 sq. metres (332.5 sq. feet)



Total area: approx. 30.9 sq. metres (332.5 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	74 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		