



**Garden Flat**  
3 Bull Pit, Bradford on Avon, Wiltshire, BA15 1NB



Smart ground floor apartment, newly converted in 2021 and situated within a Grade II listed building in the centre of Bradford on Avon. Enjoying its own private entrance and an allocated parking space, this flat is ideally placed within walking distance of the train station and the abundance of central amenities that Bradford has to offer. Available with no onward chain and presenting an ideal first time purchase, holiday let investment or downsizing opportunity.

One Bedroom  
Open Plan Living Space  
Shower Room  
Allocated Parking Space  
Electric Heating  
No Onward Chain

**£165,000**





## ACCOMMODATION (all dimensions being approximate)

### GROUND FLOOR

#### Living Space

5.33m (17'6") x 4.57m (15') max

Single glazed window and entrance door to side, single glazed window to rear, two electric heaters, kitchen area fitted with a matching range of base and eye level units with worktop space over, bowl stainless steel sink, fitted electric oven, two ring electric hob with extractor hood over, integrated fridge/freezer, plumbing for washing machine.

#### Bedroom

2.92m (9'7") max x 2.89m (9'6") max

Single glazed sash window to side, electric heater, built-in storage cupboard.

#### Shower Room

Fitted with three piece suite comprising tiled shower enclosure with fitted shower, wash hand basin with cupboard under and close coupled WC, tiled splashbacks, electric heater.

### EXTERNALLY

At the entrance to the flat is a hard standing area with space for table and chairs. There is also a communal storage area for bikes and bins. The flat has an allocated parking space in the gravelled car park area.

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

**Tenure:** Leasehold (125 year lease commenced 1<sup>st</sup> January 2021).

**Ground Rent:** £82.50 Per 6 Months (01/01/24 - 30/06/24)

**Service Charge:** £735.17 Per 6 Months (01/01/24 - 30/06/24)

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

**Directions:** From our office in Silver Street, proceed down the hill and over the mini roundabout. Turn right, just before the bridge onto Bull Pit. Proceed to the end of the Bull Pit where the parking area and entrance will be found on the left-hand side.

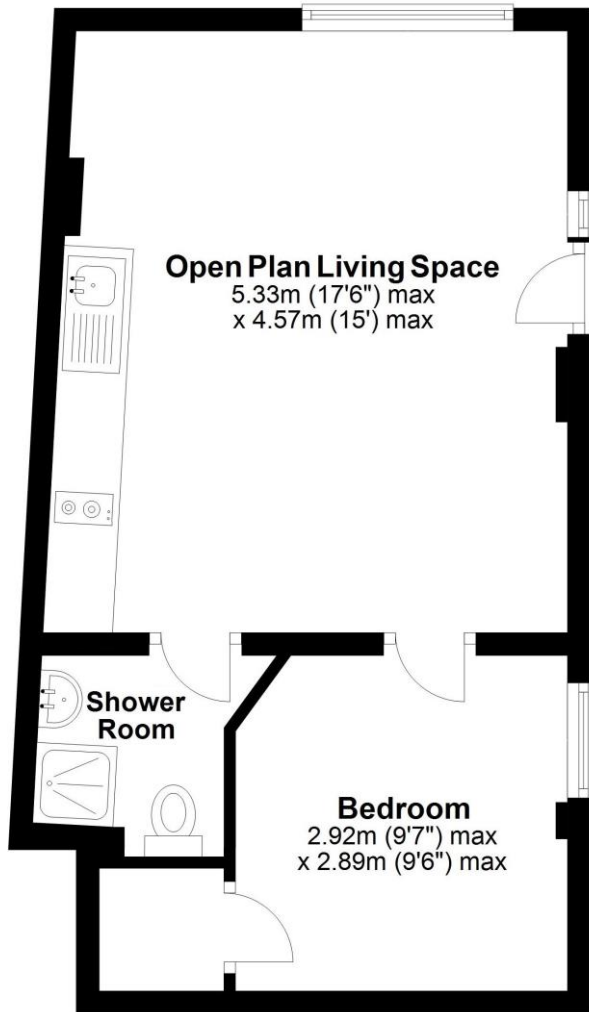
**What3words:** ///haunts.decimal.bandstand

**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. 36.6 sq. metres (394.5 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		
55-68	D		
39-54	E	42 E	42 E
21-38	F		
1-20	G		

