



Flat 5, The Old Brewery  
Newtown, Bradford on Avon, Wiltshire, BA15 1NF



First floor apartment situated in an an impressive Grade II Listed former brewery converted in the 1990s, boasting a parking space and use of a large communal garden. Situated just about the town centre, enjoying an elevated position with far reaching views, conveniently located within walking distance of the train station and many other local amenities. Available with no onward chain and always highly desirable, this presents an exceptional first time purchase, second home or investment opportunity.

One Bedroom  
Living Room  
Kitchen  
Bathroom  
Parking Space  
Communal Garden  
Views  
No Onward Chain

**£163,950**



## ACCOMMODATION

(all dimensions being approximate)

### FIRST FLOOR

#### Entrance Hall

Airing cupboard housing hot water cylinder.

#### Living Room

3.68m (12'1") x 2.74m (9')

Two wooden single glazed windows to front, electric heater.

#### Kitchen

2.30m (7'7") x 1.63m (5'4")

Wooden single glazed window to front, fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with tiled splashbacks, extractor fan, plumbing for washing machine, space for fridge, electric oven, four ring electric hob with pull out extractor hood over.

#### Bedroom

2.98m (9'9") x 2.67m (8'9")

Wooden single glazed window to rear, electric panel heater.

#### Bathroom

Wooden obscure single glazed window to rear, three piece suite comprising bath with hand shower attachment, pedestal wash hand basin and close coupled WC, tiled splashbacks, extractor fan, electric panel heater.

### EXTERNALLY

Parking space to the front of the building. Communal garden to the rear of the building, accessed via a gate on Wine Street.

**Council Tax:** Band A - £1623.41

(April 2024 - March 2025 financial year)

**Tenure:** Leasehold

(125 Year Lease commenced 29th September 1991)

**Ground Rent:** £50 Per six Months.

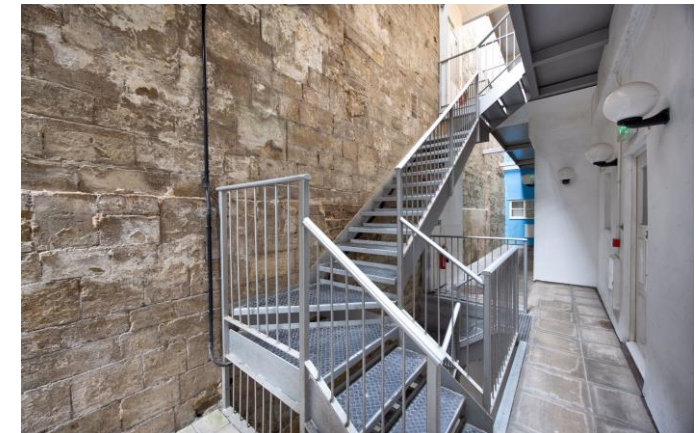
**Service Charge:** £119.99 Per Month.

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

**What3words:** ///lunch.diary.laces

**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. The Old Brewery will be found further along on the right-hand side.

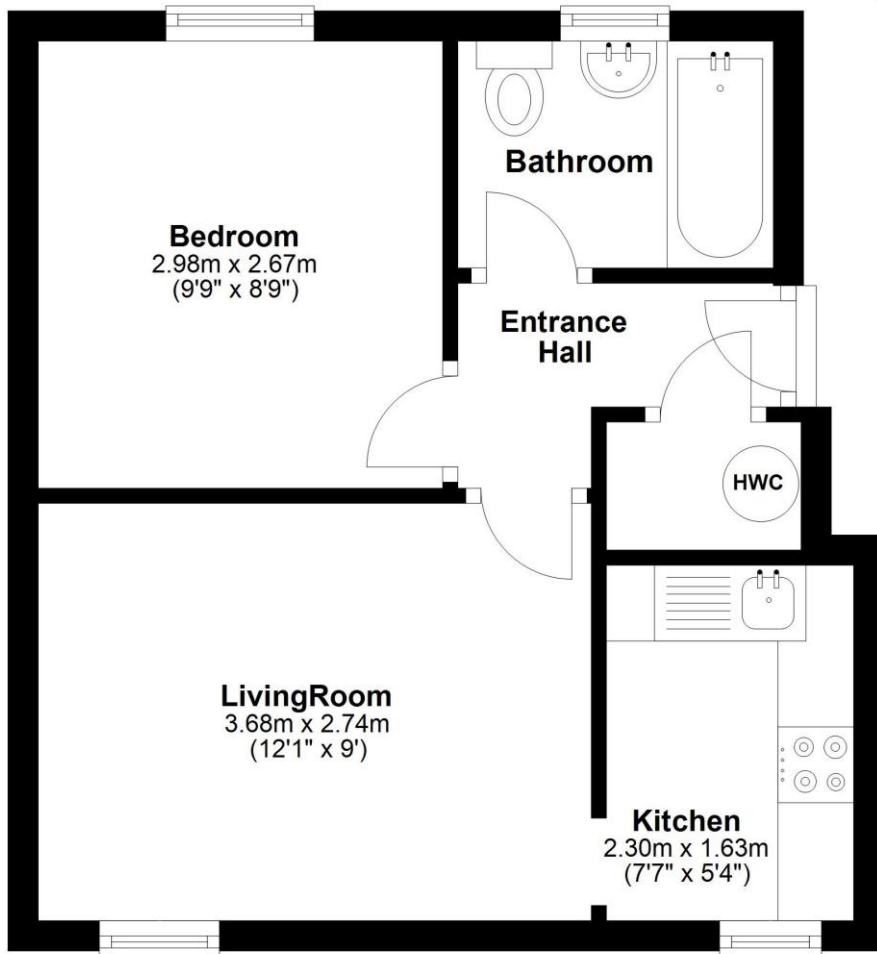
**Please Note:** Every care has been taken with the preparation of these details, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate.





## First Floor

Approx. 29.7 sq. metres (319.4 sq. feet)



Total area: approx. 29.7 sq. metres (319.4 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		80 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		