



3 New Road Court
Bradford on Avon, Wiltshire, BA15 1BT

Smart ground floor apartment enjoying a private courtyard garden and allocated parking space. Within an exclusive development of only 13 properties constructed in 2007, conveniently located on the Bath side of the town, within easy reach of many local amenities. This property is available with no onward chain, making it an excellent choice for first-time buyers, downsizers, or buy-to-let investors.

One Bedroom
Open Plan Living Space
Bathroom
Courtyard Garden
Allocated Parking Space
Gas Central Heating
Double Glazing
No Onward Chain

£190,000



ACCOMMODATION
(all dimensions being approximate)

GROUND FLOOR

Entrance Hall

Wooden entrance door to side, built-in storage cupboard housing gas combination boiler, radiator.

Living Space

6.10m (20') x 4.18m (13'9")

Two wooden double glazed windows to side, wooden double glazed double doors to garden, radiator, kitchen area fitted with a matching range of base and eye level units with worktop space over, composite sink, integrated washing machine, space for fridge freezer, fitted electric oven, four ring gas hob with extractor hood over.

Bedroom

3.70m (12'2") x 2.57m (8'5") max

Wooden double glazed window to side, radiator.

Bathroom

Three piece suite comprising bath with shower over, wash hand basin with cupboard under and close coupled WC, tiled splashbacks, extractor fan, shaver point, heated towel rail.

EXTERNALLY

Enclosed rear garden mainly laid to patio. Allocated parking space.

Council Tax: Band A - £1,706.64
(April 2025 - March 2026 financial year)

Tenure: Leasehold (999 year lease commenced from 2006).

Ground Rent: N/A

Service Charge: £717.68 Per Annum (from March 2025)

Viewing: Strictly by appointment through the Agent Kingstons.

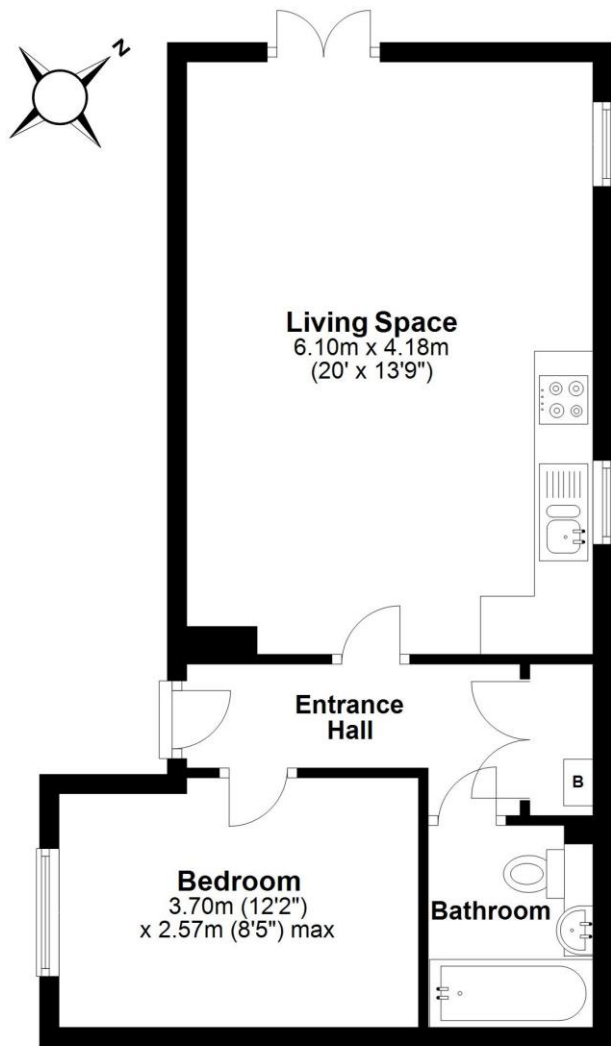
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Directions: From our office in Silver Street, proceed up the hill and take the third turning left onto Woolley Street. Continue to the end of the road and turn left at the mini roundabout onto New Road. New Road Court will be found on the left-hand 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



Total area: approx. 44.7 sq. metres (480.7 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	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		