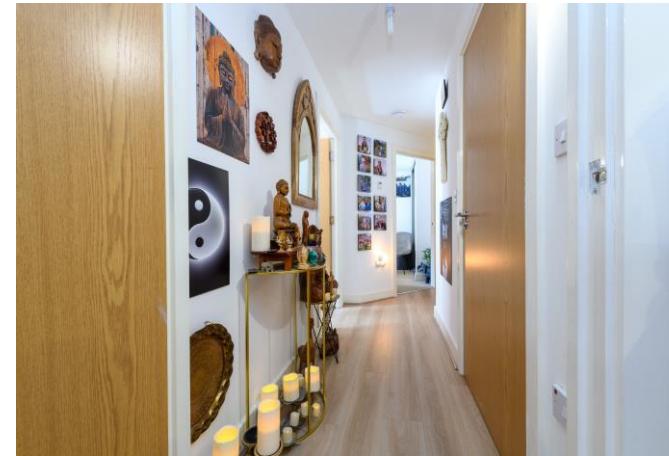




37 Grist Court
Bradford on Avon, Wiltshire, BA15 1FJ

 **KINGSTONS**

Smart two-bedroom ground floor apartment with an allocated covered parking space, set within the highly desirable Kingston Mills development. Enjoying a prime town centre location, just a short stroll from shops, restaurants, the train station, and a wide range of local amenities - perfect for those seeking modern living in the heart of a vibrant community.



Two Bedrooms
Bathroom
En-Suite Shower Room
Open Plan Living Space
Allocated Covered Parking Space
Double Glazing
Underfloor Heating
Central Location

£195,000



ACCOMMODATION (all dimensions being approximate)

GROUND FLOOR

Entrance Hall

Entrance door to front, cupboard housing electric boiler, underfloor heating.

Living Room/Kitchen

5.08m (16'8") x 3.54m (11'7")

Wooden double glazed window to rear and side, fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink, integrated fridge freezer, plumbing for washing machine, fitted electric oven, four ring electric hob with extractor hood over, under floor heating.

Bedroom 1

3.43m (11'3") x 3.13m (10'3")

Wooden double glazed window to rear, fitted wardrobe, under floor heating.

En-suite Shower Room

1.67m (5'6") x 1.64m (5'5")

Wooden obscure double glazed window to rear, three piece suite comprising shower enclosure, pedestal wash hand basin, and close coupled WC, extractor fan, shaver point, heated towel rail.

Bedroom 2

2.67m (8'9") x 2.10m (6'11")

Wooden double glazed window to rear, under floor heating.

Bathroom

2.10m (6'11") x 1.69m (5'7")

Three piece suite comprising bath, pedestal wash hand basin, and close coupled WC, extractor fan, shaver point, heated towel rail, under floor heating.

Council Tax:

Band C - £2,275.51

(April 2025 - March 2026 financial year).

Tenure:

Leasehold (150 years from 1st July 2010).

Ground Rent:

£392.05 (1st January- 31st December 2025).

Block Service Charge:

£532.62 (1st April - 30th September 2025).

Estate Charge:

£202.98 (1st April - 30th September 2025).

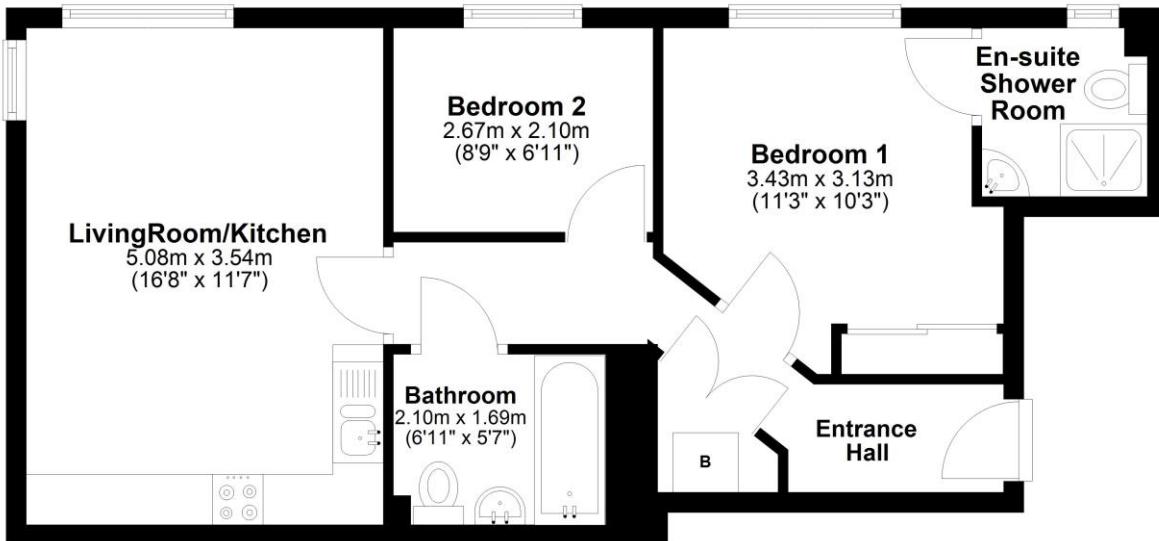
Insurance:

£377.80 (1st July 2024 - 30th June 2025).



Ground Floor

Approx. 49.2 sq. metres (529.4 sq. feet)



Total area: approx. 49.2 sq. metres (529.4 sq. feet)

This representation is provided for general guidance and is not to scale.
All measurements quoted are approximate.
Plan produced using PlanUp.



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

What3words: ///prowling.strict.scaffold

Directions: From our office in Silver Street, proceed down the hill, over the mini roundabout and turn immediately left onto Bridge Yard, just before the town bridge. Proceed through the archway and follow the road around to the T junction. Turn left onto Kingston Road and turn immediately left onto Grist Court where the entrance 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.

