



32 Fitzmaurice Place
Bradford on Avon, Wiltshire, BA15 1EL



Smart three bedroom retirement cottage located within the popular Fitzmaurice development, conveniently situated for the town's amenities. Providing well balanced accommodation arranged over two floors with doors opening from the sitting room on to a patio with the lovely communal gardens beyond. Available with no onward chain, these superb homes tend to enjoy high demand - prompt viewing advised.



Retirement Cottage
Popular Development
Three Bedrooms
Sitting/Dining Room
Kitchen/Breakfast Room
Utility/Cloakroom
Shower Room
Double Glazing
Patio Garden
No Onward Chain

£225,000



Fitzmaurice Place

The former Fitzmaurice Grammar School development is a purpose built retirement complex located not far from the town centre and designed specifically for the over 55's. These well appointed properties provide low maintenance living for those wishing to retain their independence, with security and emergency systems in place providing peace of mind. The communal facilities within the complex include a resident's lounge, which has many regular functions available to all. Well-maintained gardens surround the development with a number of parking spaces available to residents and visitors. Carports are also available, subject to a reservation fee and availability. There is also a guest suite within the main complex.

ACCOMMODATION

(all dimensions being approximate)

GROUND FLOOR

Entrance Hall

Entrance door to front, electric storage heater, stairs leading to first floor.

Kitchen/Breakfast Room 3.73m (12'3") x 2.25m (7'5")

UPVC double glazed window to front, fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with mixer tap, space for fridge/freezer, built-in eye level oven, built-in microwave, four ring electric hob with extractor hood over.

Utility 2.35m (7'8") x 1.90m (6'3")

Wash hand basin, close coupled WC, plumbing for washing machine.

Sitting/Dining Room 5.75m (18'10") x 3.47m (11'5")

UPVC double glazed window to rear, UPVC double glazed sliding patio door leading to patio area, electric storage heater.

SECOND FLOOR

Landing

Electric storage heater, cupboard housing hot water cylinder.

Bedroom 1 3.47m (11'5") x 2.75m (9')

Window to rear, fitted wardrobes, electric heater.

Bedroom 2 3.76m (12'4") x 3.27m (10'9")

UPVC double glazed window to front, fitted wardrobe, electric heater.

Bedroom 3 2.48m (8'2") x 2.36m (7'9")

UPVC double glazed window to rear, electric heater.

Shower Room

UPVC obscure double glazed window to front, three piece suite comprising wash hand basin, shower enclosure and close coupled WC, tiled splashbacks, storage over sink, electric wall heater.

EXTERNALLY

Patio area located to the rear of the property, Shared garden area.

Council Tax:

Band D - £2,559.95 (April 2025 - March 2026 financial year).

Tenure:

Leasehold (99 years from 01 January 1988).

Ground Rent:

£246.69 Half Yearly (1st July - 31st December 2025).

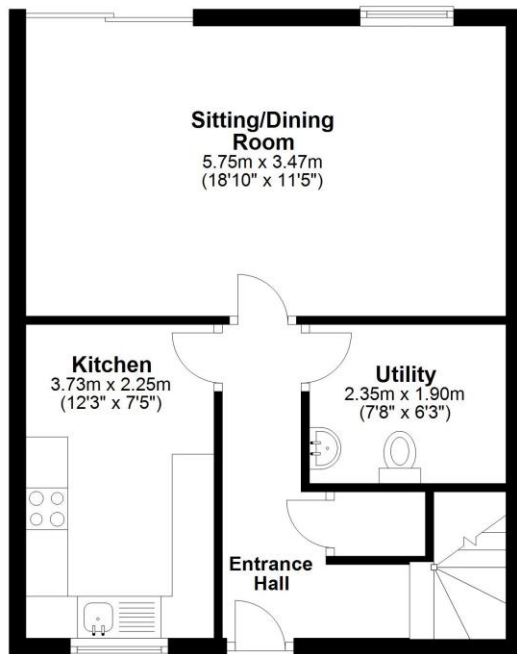
Service Charge:

£4,333 Per annum (1st January - 31st December 2025) which can be paid in quarterly instalments of £1,083.25.



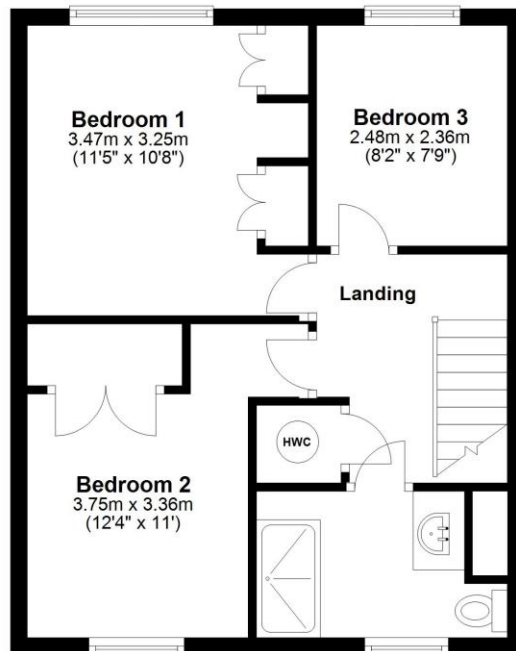
Ground Floor

Approx. 41.8 sq. metres (450.3 sq. feet)



First Floor

Approx. 42.1 sq. metres (453.0 sq. feet)



Total area: approx. 83.9 sq. metres (903.3 sq. feet)

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



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

What3words: ///intestine.orange.gestures

Directions: From our office in Silver Street, proceed down the hill, take the first exit at the roundabout and proceed across the town bridge. Take the first exit at the next roundabout onto St Margarets Street and the next right onto Junction Road. Fitzmaurice Place 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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