



27 Norden
Bradford on Avon, Wiltshire, BA15 1FL

Smart ground floor apartment situated within a converted period building on the award winning Kingston Mills development. Enjoying a central, riverside position within a short walk of the train station and many other of the town's impressive array of amenities, this superb property presents an exceptional first time, downsizing or buy-to-let investment opportunity. Available with no onward chain.

One Bedroom
Open Plan Living Room / Kitchen
Bathroom
Gas Central Heating
Double Glazing
Heat Recovery & Ventilation System
No Onward Chain

£172,500



ACCOMMODATION (all dimensions being approximate)

GROUND FLOOR

Entrance Hall

Entrance door to side, storage cupboard housing heat exchange ventilation system, radiator, video entry phone.

Living Room/Kitchen 6.86m (22'6") x 3.56m (11'8") max

Two large wooden double glazed windows with deep window sills to front, wooden double glazed window with deep window sill to side, two radiators, kitchen area fitted with a matching range of base and eye level units with worktop space over, 1 1/2 bowl stainless steel sink unit, integrated fridge freezer, plumbing for washing machine, fitted electric oven, four ring electric hob with extractor hood over, cupboard housing wall mounted gas combination boiler.

Bedroom 3.83m (12'7") x 2.65m (8'8") max

Two wooden double glazed windows to rear and one to side, built in double wardrobe, radiator.

Bathroom

Obscure wooden double glazed window to rear, three piece suite comprising bath with shower over, pedestal wash hand basin and close coupled WC, extractor fan, heated towel rail.

Council Tax: Band B - £1,991.08 (April 2025 - March 2026 financial year)

Tenure: Leasehold (150 year lease commenced 2010).

Ground Rent: £541.50 Per Annum (current)

Service Charge: £1,557.12 Per Annum (current)

Buildings Insurance: £257.09 Per Annum (current)

Viewing: Strictly by appointment through the Agent Kingstons.

What3words: ///grounded.customers.daffodils

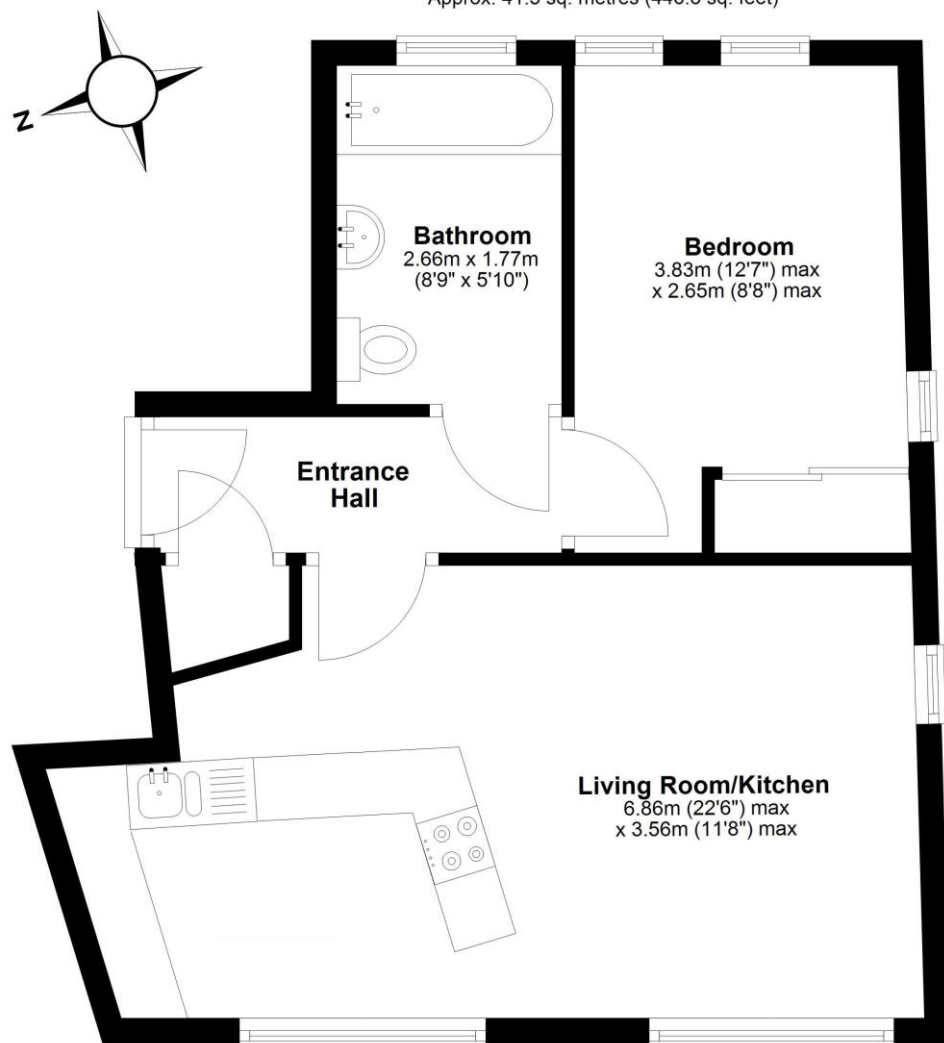
Directions: From our office in Silver Street, proceed down the hill and turn left at the mini roundabout, just before the town bridge. Proceed through the square archway onto Bridge Year and follow the road around to the left where 27 Norden will be found on the right-hand side.

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.



Ground Floor

Approx. 41.5 sq. metres (446.8 sq. feet)



Total area: approx. 41.5 sq. metres (446.8 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	75 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		