



WentWorth
Estate Agents

30 Norden, Bradford-On-Avon, BA15 1FL

- A modern one Bedroom top floor Apartment
- Spacious open plan Kitchen, dining sitting, room.
- Double bedroom
- Modern Bathroom
- Central location
- Buzzer entry phone system
- No Onward Chain

Offers in excess of £180,000

Location

This property is located in Bradford on Avon, a picturesque and very interesting historic market town hosting an excellent range of amenities where you can find a good choice of small independent shops, restaurants and pubs, an indoor swimming pool, library, health centre, dentists, and an abundance of walking, dog-walking and cycling trails along the Kennet & Avon Canal and the beautiful River Avon and surrounding countryside. It really is an ideal location for all ages and activities. Commuter links are excellent with the railway station providing access to London Waterloo, Bath, Bristol, and also London Paddington via Bath. Surrounding towns include Frome, Trowbridge, Warminster and Chippenham. The World Heritage City of Bath with its Georgian and Roman history and links to Jane Austen is approximately six miles away and offers a large range of shops and many leisure possibilities, including cinemas, music and literary festivals, the historic Theatre Royal, and the more contemporary Thermae Bath Spa. It also has a wide selection of schools, and for further education there is the Bath College, and the University of Bath.

Internal description

On entering the main entrance hall from the front door of the apartment you have doors off to all rooms within the entrance hall. There is also a built in storage cupboard and a wall mounted entry phone system within the hallway. The main room consists of a spacious carpeted reception area with dual aspect windows drawing lots of light into the apartment. The kitchen is to the far end and comprises of wall and base units with integrated appliances which include a fridge/freezer, electric hob, washing machine, oven and extractor over.

Both the bathroom and master bedroom are off the main entrance hall. The master bedroom is a light and airy room and boasts three

windows and a built in wardrobe.

The bathroom is the final room off the hallway and is a modern white suite which comprises of a wash hand basin, WC and a panelled bath with shower over.

Additional Information

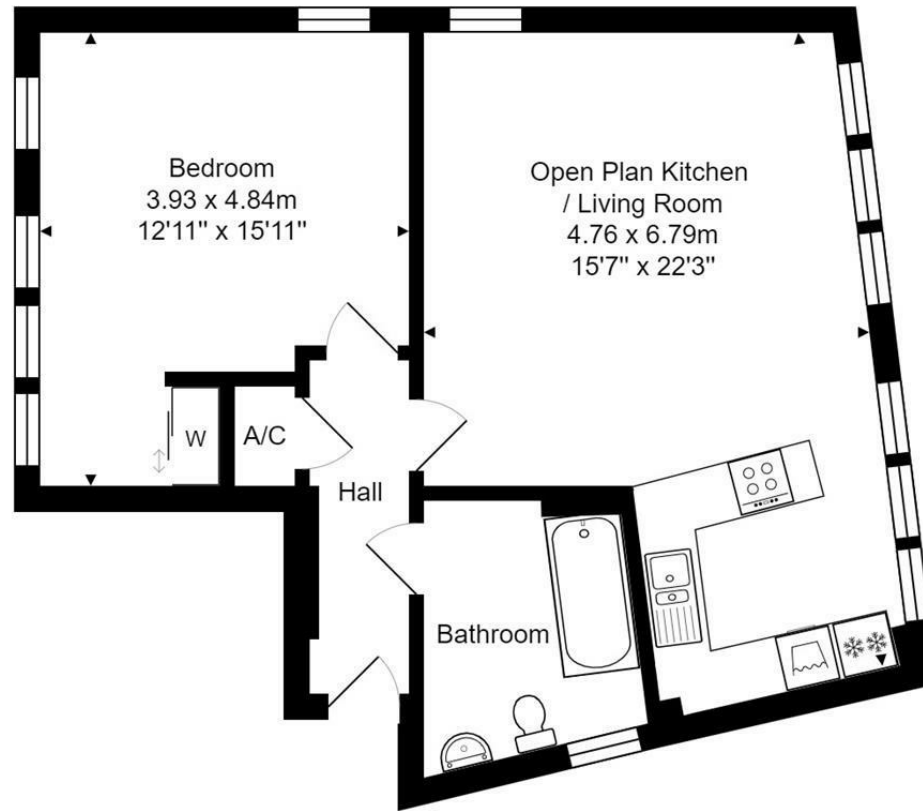
- 136 years remaining on lease
- Annual service charge currently is £1520.40 plus £257.09 for insurance
- Ground Rent is £394.30
- Council Tax is Band B
- EPC Rating - C

NB: This information has been provided to us by the seller. We would always still advise you to do your own due diligence.

Agents Note

The Property Misdescriptions Act 1991. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer must obtain verification from their Legal Advisor or Surveyor. Stated measurements are approximate and any floor plans for guidance only. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents and a Buyer must obtain verification from their Legal Advisor.





Total Area: 57.7 m² ... 621 ft²

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser. Area includes internal and external wall thickness
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Wentworth Estate Agents
25 Monmouth Street, Bath, BA1 2AP
01225 904904
bath@wentworthea.com
www.wentworthea.com

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