



JEREMY JENKINS

ESTATE AGENT

50 Abbey Mill, Church Street, Bradford-on-Avon. BA15 1HB.

Price: £295,000.

Ground floor apartment set on a secluded courtyard in this gated retirement community bang in the middle of town. NO CHAIN.

Unusually this well-presented apartment has a private entrance from the courtyard as well as patio doors onto the courtyard – perfect for the Summer. The sitting room is an impressive 19'6 x 13'4 and adjoins the fitted kitchen. The kitchen has a double oven & hob, fitted dishwasher & built in fridge freezer & has plumbing for the washing machine as well as lots of storage & work surfaces. There are two double bedrooms one at the front of the flat the other at the rear. Lastly, we find a smart shower room with white suite.

Externally the courtyard garden looks great for pot plants & sitting in the sunshine. Communal areas include carparking, outdoor riverside seating area & a refurbished residents lounge which is used for coffee morning & events.

Note; The Lease has 99 years remaining of 125 years. Management charges - £353.41 per month. Ground rent - £460.30 per annum. No pets are allowed. Buyers must be 55 years or older.

Abbey Mill is set on Church Street in the town centre. Importantly there is level access to the town centre's enviable amenities including; the Doctor's surgery, library, railway station & bus stops, swimming pool, parks, sports fields, town hall, dentist, and a host of eclectic shops plus various places to eat and drink. Most are a short, level walk from this gated retirement community.

- Ground floor retirement apartment
 - Well-equipped fitted kitchen
 - Two double bedrooms
 - Modern shower room
 - Sitting room with sunny courtyard
 - Convenient central location
- NO CHAIN





Beautifully presented retirement flat

Two double bedrooms & smart shower room

Town centre level location

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