




JEREMY JENKINS
ESTATE AGENT

30 The Ropewalk, Bradford-on-Avon. BA15 1LQ.

Guide £175,000

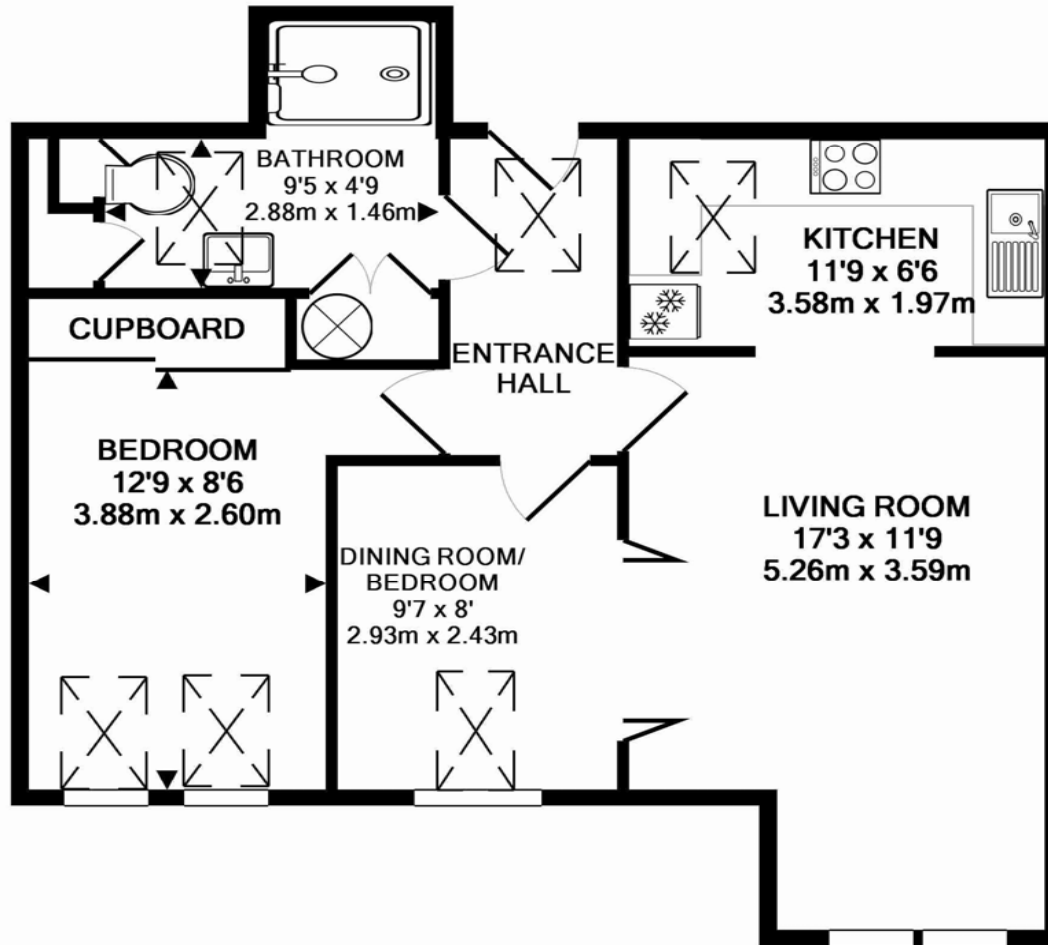
Ideal for downsizers! The Ropewalk offers retirement properties for the over 55s in the centre of Bradford-on-Avon within a short walk of this historical market town's many amenities, including: plenty of shops, pubs and award-winning restaurants, doctors' and dentists' surgeries, hairdressers, swimming pool, railway station with trains to Bath, London, Cardiff and Weymouth, and good local bus services. Bradford-on-Avon is just 8 miles from Bath and has easy access from the M4 and M5. It has immense historical character and offers plenty of easy walks in and around the surrounding countryside or along the town's river and canal. The Ropewalk offers a daytime on-site manager, a lift, laundry room, communal conservatory, separate secure store cupboard, guest suite, communal landscaped gardens with steps to Church Street and communal car parking for residents and visitors.

Number 30 is an extremely well presented top-floor apartment, with lift & level access from the street. The sitting room is light & airy, has a pleasant outlook over Newtown & Tory linking well with the modern kitchen which is slightly bigger than most. The main bedroom is a good double with a generous fitted wardrobe, the second bedroom is flexible and can be used as a dining room/study/bedroom 2. Finally, the bathroom has a walk-in shower, an airing cupboard & good storage. The flat benefits from being top floor with no one above & veluxes in the hallway, kitchen & bathroom. Available with no onward chain. **EPC - C**

Note that this is a leasehold property, service/maintenance charges will apply – The service charge is approximately £3,860 pa & the lease has been extended, please call to discuss. Council Tax Band C.

- Top floor apartment with level access
- Two bedrooms – flexible accommodation
- Sitting room with a pleasant outlook
- Well located for town centre & amenities
- Smart kitchen & light & airy bathroom
- Beautiful communal gardens & parking





TOTAL APPROX. FLOOR AREA 605 SQ.FT. (56.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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