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ESTATE AGENT

26 Upper Mill, Bradford-on-Avon, BA15 1BL.

Offers over £450,000

A beautifully proportioned first floor apartment with riverine views. Town centre location, private parking & gardens.

The welcoming communal areas set the scene for this apartment very well – spacious, light & beautifully kept. The apartment has a splendid entrance hall leading to all the accommodation. The main reception, the lounge dining room, has high ceilings & enjoys natural light from the windows & Juliet balcony – a blissful spot to sit with a good book & a pot of tea whilst soaking up the views. The fitted kitchen breakfast room also has a pleasant outlook & work surfaces & cupboard spaces. The main bedroom measures a generous 13'11 x 13 with ensuite shower room. The second bedroom is also a double. Lastly, we find the bathroom. These apartments are rarely available in such an attractive location. Note; the apartment is leasehold; 999 years from 1999. We understand the current management charge is circa £2,700 per annum subject to verification.

Externally there are two private allocated parking spaces and access to the extensive communal riverside gardens.

Upper Mill is supremely well situated with level access to the heart of historic Bradford-on-Avon. The town centre offers enviable market town amenities including good schools, doctor & dentist, swimming pool & sports fields, library & Music Centre, many places to eat & drink, shops & boutiques and of course canal, river and country walks. The nearby railway station offers a picturesque ride to Bath and Bristol city centres for high street shopping, entertainment and night life.

- Excellent town centre location
 - Wonderful reception room with views
 - Two double bedrooms
 - Bathroom & ensuite
 - Communal riverside gardens
 - Two private parking spaces
- EPC – B**





*Two double bedrooms &
two bathrooms*

*Fabulous living spaces &
riverine views*

*Two allocated parking spaces
& communal gardens*

