



**JEREMY JENKINS**

ESTATE AGENT



# 12A The Ropewalk, Bradford-on-Avon. BA15 1LQ.

## Guide £210,000

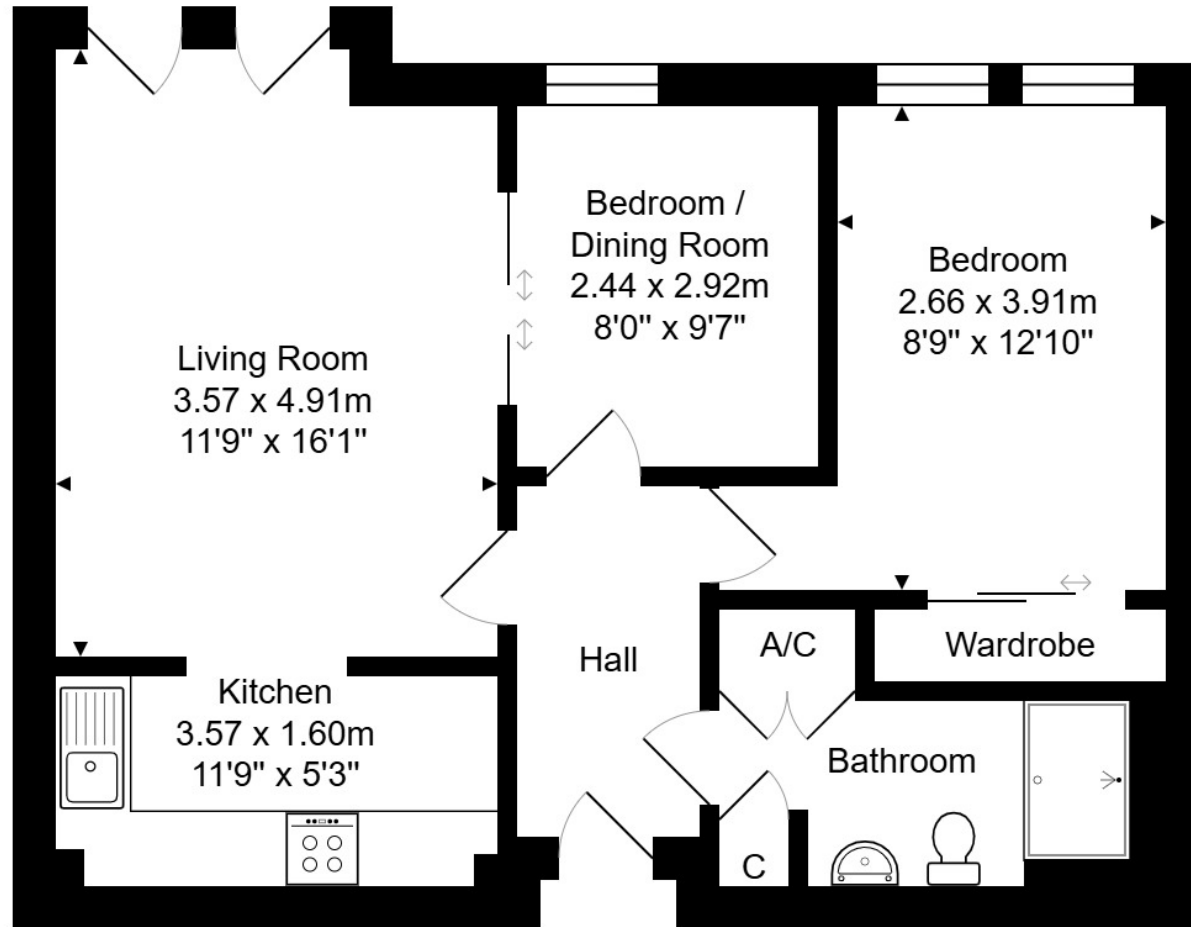
Ideal for downsizers! The Ropewalk offers retirement properties for the over 55s in the centre of Bradford-on-Avon within a short walk of this historical market town's many amenities, including: plenty of shops, pubs and award-winning restaurants, doctors' and dentists' surgeries, hairdressers, swimming 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 12A is a well presented first-floor apartment, with lift & level access from the car park. The flat has been decorated throughout and recarpeted. We have a modern open plan kitchen living room, that is light & airy with Juliet balcony doors & views! There are glorious views from the living room & both bedrooms. The main bedroom is a double with a generous fitted wardrobe, the second bedroom is flexible and can be used as a dining room/study/bedroom 2. Finally, the modern bathroom has a shower, an airing cupboard & good storage. Available with no onward chain. **EPC - C**

**Note that this is a leasehold property, service/maintenance charges will apply – tbc.**

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





Total Area: 57.3 m<sup>2</sup> ... 616 ft<sup>2</sup>

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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