

## 9 Cottle Avenue, Bradford-on-Avon, BA15 1FD. Guide price: £410,000

Well located retirement apartment. Two bedrooms, two bathrooms. Well presented, excellent reception spaces & kitchen breakfast room. Lift, balcony & parking. NO CHAIN.

First floor apartment with comfortably proportioned living spaces. The welcoming entrance hall leads to an impressive central dining hall. Adjoining this we find the dual aspect sitting room which opens onto the private balcony – a sunny spot to relax amongst colourful pot plants. The kitchen breakfast room is well fitted & also adjoins the dining hall. There are two double bedrooms. The larger has a dressing area with fitted wardrobes & ensuite bathroom. The second has a range of wardrobes & is beside the shower room. The spaces are well lit & smartly presented.

Note: the tenure is Leasehold, 999 years from 2012. Ground rent is £350 pa. Management charges £5,880pa. Over 55's only.

Cottle Avenue is a purpose-built retirement development on the northern Bath side & located near the centre of this historic market town with its independent shops and up market restaurants. The train station links with Bath only a 12 minute picturesque train journey away & thence further afield. There are a range of pretty countryside, canal and woodland walks on offer along with tennis courts, cricket and rugby clubs. Essential amenities are nearby with doctor, dentist and supermarkets & bus services.

- Well located retirement apartment
- Central dining hall



- Two double bedrooms, two bathrooms
- Kitchen breakfast room



- Good sitting room with balcony
- Parking & lift.

## NO CHAIN.











Two bedrooms & two bathrooms

Comfortably proportioned no cHam

Sun terrace &

parking

Jeremy Jenkins Estate Agents wish to inform prospective purchasers that these sale particulars are produced as a guide only. No detailed survey has been undertaken. Services, appliances or specific fittings have not been tested. Room sizes should not be relied upon for carpets, floor coverings and furnishings. Floor plans, if shown, are for identification purposes only and are not drawn to scale. Jeremy Jenkins Estate Agent Limited Registered No. 07110935, 1 Abacus House, Newlands Road, Corsham, Wiltshire, SN13 OBH. A wholly owned subsidiary of Grampus Property Company Limited. List of directors available on request. Registered in England: 07115125.

