



**JEREMY JENKINS**

ESTATE AGENT





# 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 CHAIN*

*Sun terrace &  
parking*



