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ESTATE AGENT





## 32 The Ropewalk, Bradford-on-Avon, BA15 1JLQ.

**Guide Price: £225,000**

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 which is included in the service charge, communal conservatory offering a great social life, guest suite, communal landscaped gardens with steps to Church Street and car parking for residents and visitor parking.

Number 32 has not been sold before. It is a well presented top-floor apartment with an amazing view from the living room/diner through an arched window! The flat has been decorated throughout and recarpeted. We have a generous light & airy living room diner with a south facing view over the town. We have a kitchen with a Velux & flexible accommodation where the layout offers either two bedrooms, or one bedroom and a dressing room plus bathroom with bath & shower. Available with no onward chain. **EPC - C**

**Note that this is a leasehold property with a share of the freehold, service / maintenance charges will apply.**

**Available with a new lease of 999 years. Service charge £3,885.60 per annum.**

- Top floor apartment with glorious view!
- Two bedrooms – flexible accommodation
- Generous living room/diner
- Well located for the town centre
- Kitchen & bathroom
- Communal gardens & visitor parking





*Top floor apartment with a  
fabulous view!*



