



JEREMY JENKINS

ESTATE AGENT

12 Cottle Avenue, Bradford-on-Avon, BA15 1FD.

Price: £375,000

An immaculately presented & beautifully proportioned property for the over 55's. Two beds both with ensuites. NO CHAIN.

The ground floor has a welcoming entrance hall; the sitting room leads to the dining room & adjoining garden room which leads onto the garden. The smart modern fitted kitchen breakfast room adjoins the dining room & looks out onto the garden. Lastly, we have a cloak room housing washer dryer set off the entrance hall. The first floor has a master bedroom with ensuite, fitted wardrobes & balcony. The second bedroom is also a double with fitted wardrobe and ensuite. There is a lot of well-proportioned living space here – all of which is very well presented & immaculately kept, perfectly located for level walks to local amenities on the north side of town. Note that the property can be purchased fully furnished if desired.

Externally is a level garden outside the garden room & a balcony outside the master bedroom. We also have a parking space.

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 & supermarkets & bus services. **EPC - C**

- Immaculate retirement property
- Two bedrooms, two ensuites
- Lounge, dining room & garden room
- Smartly fitted kitchen breakfast room
- Pretty garden & balcony seating
- Allocated parking. **NO CHAIN.**





Two bedrooms, two ensuites

*Beautifully presented
NO CHAIN*

*Garden & balcony
& parking*

