



JEREMY JENKINS

ESTATE AGENT

31 The Ropewalk, Newtown, Bradford on Avon, BA15 1LQ.

Price: £280,000

Retirement flat with super views & covered balcony. Two bedrooms, shower room, kitchen & lounge dining room. Offered with NO CHAIN.

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 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 31 is an extremely well presented top-floor apartment, with lift & level access from the street. The welcoming entrance hall leads to the sitting room with views over the town from the tall windows. Unusually there is a private covered balcony taking in the view & offering a spot to sit out & mess about with pot plants; there is even an outside tap! Adjoining the sitting room is the kitchen which has a range of work surfaces, useful cupboard storage, fitted oven, hob & extractor. There are two bedrooms, the larger has built in wardrobes. The smaller one is a single or handy home office; both enjoy the famous views. Lastly, we find the shower room with large walk-in shower. Like much of the flat it has skylights.

Note: The Freehold is owned by The Ropewalk (Trinity) Management Co Ltd which is collectively owned by the flat owners. The service charge is approx £3,860pa. Please call to release. Council Tax band C.

- Attractive views across the town
- Two-bedroom retirement flat
- Covered balcony seating with views
- Good lounge dining room
- Smart kitchen & shower room
- Communal garden & parking. **NO CHAIN**





Two-bedroom balcony flat

No Chain

*Central location with
NEWS!*

