



£230,000

EPC Rating: C

Flat 1, 9, Avonfield Avenue, Bradford On Avon, BA15 1JD.

ATTENTION INVESTORS

A rare opportunity for the Investor buyer to purchase this 2 bedroom ground floor garden flat situated in a popular location within Bradford on Avon. The apartments as a whole were developed back in 2004 and offer well-appointed and spacious accommodation together with gardens to 2 units and parking to the rear. An early inspection is recommended.



#### ATTENTION INVESTORS

A rare opportunity for the Investor buyer to purchase this 2 bedroom ground floor garden flat situated in a popular location within Bradford on Avon. The apartment block was developed back in 2004 and offers well-appointed and spacious accommodation with private gardens for 2 of the ground floor apartments, communal parking to the rear.

Historic Bradford on Avon boasts schooling for all ages, doctors' surgery, dentist, swimming pool, library and many niche shops, eateries and not forgetting the River Avon & and the Kennet and Avon Canal. Alternatively, hop on a train to Bath and be in this Georgian city within 16 minutes. It is our opinion that rents, certainly on the 2 bedroom units could in future tenancies be increased in line with other similar apartments within Bradford on Avon.

The original plans/drawings are available for inspection at the Agents office.

For further details or to arrange an internal inspection, contact the vendors sole agents on 01225 463006.

#### Communal Entrance:

Communal front door into communal entrance hall, access to :-

#### Hall:

Front door to :-

#### Entrance Hall:

Door to :-

#### Kitchen/Lounge: 4.53m x 3.90m

Single drainer stainless steel sink unit with range of fitted units, fitted oven, hob, extractor, plumbing for washing machine, fitted work surfaces.

#### Lounge Area:

Night storage heater, TV point, double glazed door and window to rear aspect.

#### Inner Hall:

Doors to :-

#### Bedroom: 4.37m x 3.09m

Double bedroom with double glazed window to front aspect, TV point, night storage heater, meter cupboard.

#### Bedroom: 3.10m x 2.63m

Double glazed window to rear aspect, night storage heater.

#### Bathroom: 2.12m x 1.80m

White suite of panelled bath with mixer tap, low flush WC, wash hand basin, tiled splashbacks, wall fan heater, shaver socket.

#### Outside:

Good sized rear garden with panelled fencing and gate to rear.

#### Parking:

Communal parking to the rear.

#### Agents Notes:

Tenure: Leasehold

Lease: 999 years

Management: TBC

Maintenance Charges: TBC

Current Rent : £825.00 PCM

#### Disclaimer

Pursuant to the Estate Agents Act of 1979, notice is given that the vendors of this property are associated with a member of @Home Estate Agents (Bath) Ltd.

*For further details or to arrange an internal inspection, please contact us on 01225 463006 or email us on sales@ahea.co.uk*

[www.ahea.co.uk](http://www.ahea.co.uk)

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book your viewing.

 01225 463006

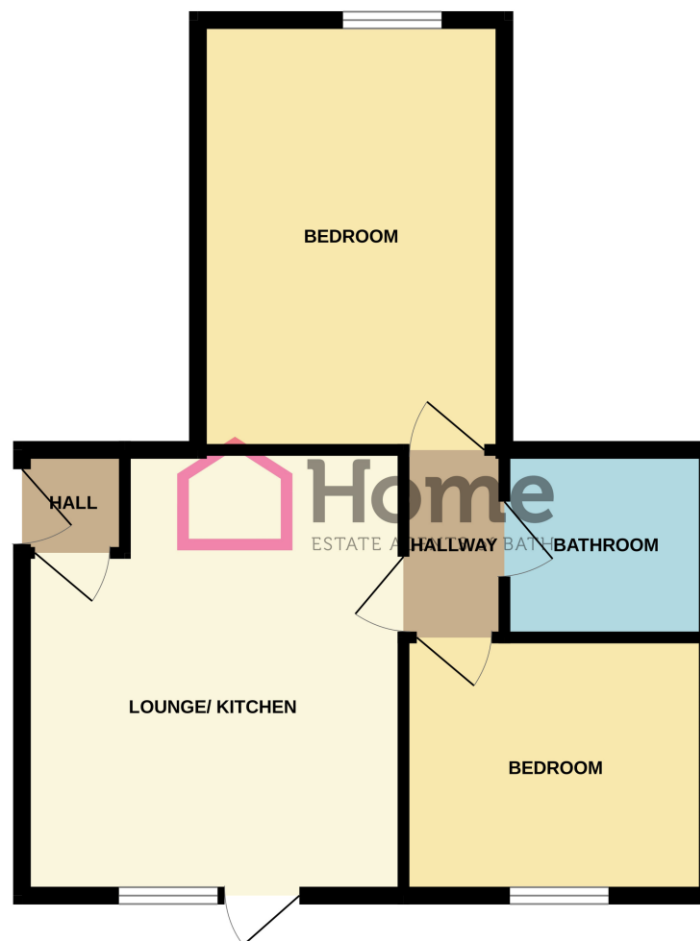
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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee

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