



Flat 2, Conigre House  
5 Kingsfield Grange Road, Bradford on Avon, Wiltshire, BA15 1BE

  
**KINGSTONS**



Smart one bedroom apartment situated on the ground floor of an impressive Grade II Listed period building, boasting high ceilings and an allocated parking space. Enjoying a peaceful spot on the edge of the Woolley area, yet still within easy reach of the town centre and many local amenities. Available with no onward chain, this would make an ideal first time purchase, downsizing opportunity or buy-to-let property.

One Bedroom  
Open Plan Living Space  
Bathroom  
Allocated Parking Space  
Electric Heating  
No Onward Chain

**£189,950**



## ACCOMMODATION

(all dimensions being approximate)

### Entrance Hall

Entrance door to side, electric heater.

### Living Room / Kitchen

6.30m (20'8") x 3.39m (11'1")

Glazed window to front, electric heater, fitted with a matching range of full height and base units with worktop space over, 1+1/2 bowl ceramic sink unit with mixer tap, tiled splashbacks, integrated fridge/freezer, built-in electric oven and four ring hob, plumbing for washing machine.

### Bedroom

5.53m (18'2") x 2.70m (8'10") max

Glazed window to front, electric heater, built-in airing cupboard housing hot water cylinder.

### Bathroom

Obscure glazed window to front, three piece suite comprising bath with fitted shower over, pedestal wash hand basin and close coupled WC, tiled splashbacks, heated towel rail.

## EXTERNALLY

Allocated parking space.

**Council Tax:** Band A - £1,463.51

(April 2022 - March 2023 financial year)

**Tenure:** Leasehold

(999 year lease commenced 1975)

**Service Charge:** £130.62 Per Month

**Viewing:** Strictly by appointment through the Agent Kingstons.

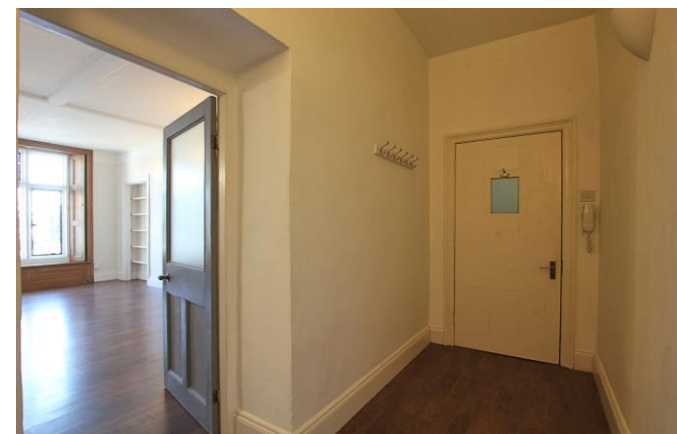
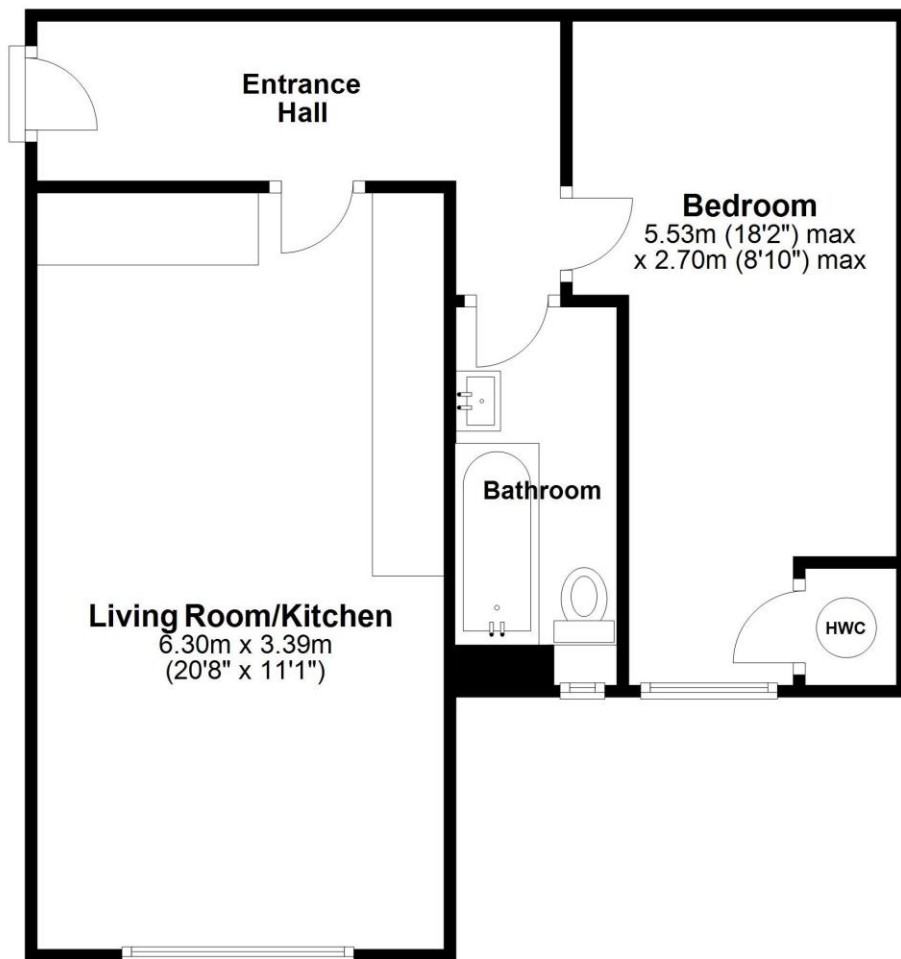
**Directions:** From our office in Silver Street, proceed up the hill and turn left at the roundabout onto Springfield. Turn right at the double mini roundabouts onto Woolley Street. Take the first turning right onto Woolley Terrace and at the top of the hill turn right onto Kingsfield Grange Road. Conigre House will be found at the end of the road.

**Please Note:** Every care has been taken with the preparation of these details, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate.



## Ground Floor

Approx. 47.5 sq. metres (511.8 sq. feet)



Total area: approx. 47.5 sq. metres (511.8 sq. feet)

This representation is provided for general guidance and is not to scale.  
All measurements quoted are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   C
55-68	D		
39-54	E	43   E	
21-38	F		
1-20	G		

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