



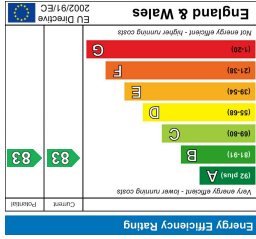
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**IMPORTANT NOTICE**  
These particulars, the information and measurements contained herein, are given as a guide only and do not constitute any part of an offer or contract. Prospective tenants/purchasers should not rely upon the particulars as statements or representations of fact and must satisfy themselves by inspection as to their accuracy. No person in the employment of Chase Buchanan has authority to make or give any representation or warranty about this property. These details were prepared on the date stated and are subject to future amendment.

**Code of Practice**  
The Code of Practice on commercial leases recommends you seek professional advice from a qualified Surveyor, Solicitor or a Licensed Conveyancer before agreeing or signing a business tenancy agreement. The code is available from professional institutions and trade associations or through the website [www.leasebusinesspremisses.co.uk](http://www.leasebusinesspremisses.co.uk)

**Asbestos Regulations**  
It is the responsibility of the owner or tenant of the property, and anyone who has control over it (CAR 2006). The detection of asbestos and asbestos related compounds is beyond the scope of Chase Buchanan and accordingly we recommend you obtain advice from a specialist source.



GIRARFE360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces.

Approximate total area  
663.11 m<sup>2</sup>  
61.61 m<sup>2</sup>

**Floor 1**

Bedroom 1: 3.18 x 4.15 m  
Bedroom 2: 2.55 x 2.72 m  
Kitchen: 1.16 x 2.21 m  
Lounge/Dining Room: 5.14 x 4.00 m  
Bathroom: 2.06 x 1.48 m  
Bedroom: 2.06 x 1.48 m  
Hallway: 2.09 x 1.95 m  
Landing: 0.94 x 2.23 m

**Floor 0**

Hallway



**Flat 8 Stones Court**  
Station Approach, Bradford on Avon,  
Wiltshire, BA15 1FQ  
**£325,000**

- CHECK OUT THE VIDEO LINK TO OUR 360' WALK THROUGH TOUR
- High Specification Spacious First Floor Two Bedroom Apartment
- Lounge/Dining Room & Well Appointed Kitchen with Integrated Appliances
- Allocated Parking Space
- EPC Rating B / Council Tax Band C
- Option to Purchase with Tenants in Situ OR with Vacant Possession
- Central Location within Walking Distance of the Town Centre & Railway Station
- Gas Central Heating & Air Circulation/Filtration System
- Leasehold 999 Years / Ground Rent & Service Charges Apply
- No Onward Chain



### SITUATION

This delightful apartment is situated in a tucked away location very close to the centre of Bradford on Avon, offering easy access on foot nearby to the wide and diverse range of shops, cafes, restaurants, shops and public houses that the town is well known for. Other amenities very close by include the town library and swimming pool. Probably most importantly the apartment is also tremendously well situated to give access to the train station which provides services to many local centres including the World Heritage City of Bath, Bristol, Trowbridge, Salisbury and others across the South West including links to London Paddington via Bath.

Bradford on Avon itself is a picturesque town known for its beautiful historical buildings, the river Avon running through the centre of the town and also the Kennet & Avon Canal offering endless opportunities for walking or cycling to other surrounding centres.

The County town of Trowbridge is only a short distance away and following significant and continued investment in development over the last few years has mainline railway station, a good range of schooling for all ages, shopping, restaurants and leisure facilities including a multiplex cinema and sports centre.

### DESCRIPTION

Superb Buy to Let opportunity being sold with tenants in situ or option to buy with vacant possession. An immaculately presented two bedroom first floor apartment in this attractive and stylish gated development right at the heart of this delightful town. The apartment offers spacious accommodation including communal entrance hall, private entrance hall with entry phone and alarm, an impressive light and airy lounge/dining room with Juliette balcony and windows offering views across the town, plus open way to a well fitted kitchen with with a built in oven, hob, extractor, integrated dishwasher and fridge/freezer. There are also two bedrooms, the larger of which has dual fitted wardrobes. There is also a lovely bathroom with shower over the bath.

The property further boasts gas central heating, an air filtration/circulation system, PVCu double glazing, delightful enclosed communal gardens and an allocated parking space. There is also a bin store and bike store.

### ACCOMMODATION

#### COMMUNAL ENTRANCE HALL

Secure communal entrance door with coded entry system leading to the communal entrance hall with post boxes and stairs to all floors plus door out to the communal garden at the rear.

#### FIRST FLOOR

##### ENTRANCE HALL

Entrance door from landing. Entry Phone and alarm control, radiator, two useful built in storage cupboards, access to roof space, and inset spot lights.

##### LOUNGE/DINING ROOM

13'1" x 16'11" (4.01m x 5.16m)

A light and airy spacious room with roof light, dual aspect window and French double doors with a Juliette Balcony providing views across the town, two radiators, coved ceiling and open way to kitchen

##### KITCHEN

11'6" x 7'6" (3.52m x 2.30m)

With a single drainer one and a half bowl sink unit with mixer taps over and cupboard under.

Fitted with a range of cream fronted base units and wall cupboards with laminate work surfaces and tiled splash backs incorporating a built in Lamona oven, 4 ring induction hob over, an integrated fridge/freezer and dishwasher and washing machine., four inset spot lights, vinyl flooring, PVCu window to the front and a wall mounted cupboard housing an Ideal Logic Code Combi gas boiler.

##### BEDROOM ONE

11'3" x 10'5" (3.43m x 3.18m )

(measurements to front of wardrobe)

Radiator, dual fitted double wardrobes with shelving and hanging rail, coved ceiling and PVCu double glazed window to front.

##### BEDROOM TWO

8'11" x 8'6" (2.74m x 2.60m )

Radiator, recessed fitted book shelving, coved ceiling, PVCu window to front.

##### BATHROOM

With a white suite comprising a P-shaped bath with mixer taps over and a thermostatic shower & shower screen, wash hand basin, back to wall WC, tiled floor and part tiled walls, stainless steel, heated towel rail, extractor fan, two inset spot lights and a fluorescent strip light with shaver socket.

##### EXTERNALLY

##### CAR PARK & COMMUNAL GARDEN

Pillared & gated entrance with lighting and enclosed by a stone built wall leading to a block paved driveway with allocated parking space. There is also a bin store and bike store. There is a coded gateway entrance to the enclosed communal gardens that surround the development which are largely laid to lawn with a paved patio area and timber built pergola.

##### TENURE

The property is Leasehold. The property is currently tenanted via Chase Buchanan Lettings with the tenants paying £1025 PCM.

Lease is 999 years from 1st January 2015

Ground Rent is £150 Per Annum.

##### SERVICE CHARGES

There is a monthly service charge of £100.

##### COUNCIL TAX

The property is in Band C with the amount payable for 2024/25 £2164.54

##### LETTINGS & MANAGEMENT

Chase Buchanan offer Full Letting and Management services and are happy to advise purchasers on the let ability. The property is being offered with tenants in situ and is currently achieving a monthly rental of £1025PCM or with the option of vacant possession.

##### SERVICES

Mains services of gas, water, electricity and drainage are connected. Central heating is from the gas fired Ideal Logic Code Combination boiler. (Not tested by Chase Buchanan).

##### VIEWINGS

To arrange a viewing please call on 01225-341504 or email [trowbridge@chasebuchanan.co.uk](mailto:trowbridge@chasebuchanan.co.uk)

##### CODE

04/04/2024 11209

