



61 Baileys Barn
Bradford on Avon, Wiltshire, BA15 1BW



A rare opportunity to acquire a superb upper-floor canal-side apartment with allocated parking, forming part of a highly desirable development within easy walking distance of a wide range of local amenities. Perfect for downsizers, first-time buyers or those seeking a second home, the property is offered for sale with the added benefit of no onward chain.

Canal Side Location
Two Bedrooms
Sitting Dining Room
Kitchen
Bathroom
Parking Space
Gas Central Heating
Double Glazing
No Onward Chain

£225,000



ACCOMMODATION

(all dimensions being approximate)

SECOND FLOOR

Entrance Hall 2.14m (7') x 0.78m (2'7")
Radiator, storage cupboard.

Hallway
Radiator.

Bathroom 1.98m (6'6") x 1.67m (5'6")
Wooden obscure double glazed window to rear, three piece suite comprising bath with shower over, pedestal wash hand basin and close coupled WC, extractor fan, shaver point, radiator.

Bedroom 1 4.10m (13'5") x 2.88m (9'6")
Two wooden double glazed windows to front, radiator.

Bedroom 2 3.43m (11'3") x 1.97m (6'6")
Wooden double glazed window to front.

Kitchen 2.71m (8'11") x 1.67m (5'6")
Wooden double glazed window to rear, fitted with a matching range of base and eye level units with worktop space over, ceramic sink, plumbing for washing machine, space for fridge freezer, fitted electric oven, four ring gas hob with pull out extractor hood over, wall mounted gas combination boiler.

Sitting/Dining Room

6.14m (20'2") x 3.46m (11'4")
Wooden double glazed windows to front and rear, two radiators.

EXTERNALLY

Allocated parking space.

Council Tax:

Band C - £2,400.81 (April 2026 - March 2027 financial year).

Tenure:

Leasehold (999 year lease commenced 1st January 2001).

Service Charge:

£1,057.39 (1st January 2026 - 30th June 2026).

What3words: ///blink.twinkling.slab

Directions: From our office in Silver Street, proceed down the hill and across the town bridge. Take the second exit at the roundabout onto Frome Road and again at the next. Proceed over the canal bridge and take the first exit at next roundabout onto Moulton Drive. Continue straight on at the next roundabout and take the next left onto Baileys Barn. Number 61 will be found within the second block of apartments on the left-hand side.

Viewing:

Strictly by appointment through the Agent Kingstons.

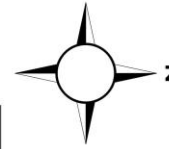
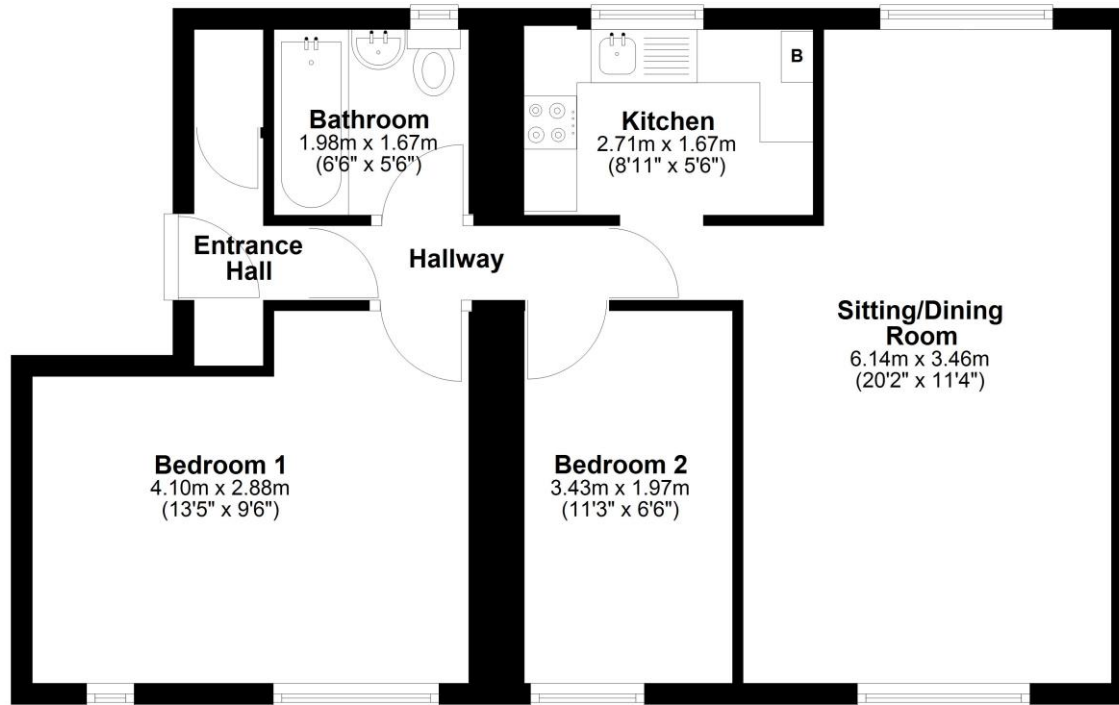
Please Note:

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.



Second Floor

Approx. 55.0 sq. metres (592.1 sq. feet)



Total area: approx. 55.0 sq. metres (592.1 sq. feet)

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		