30 Norden

Bradford on Avon, Wiltshire, BA15 1FL

KINGSTONS

Stylish and bright top-floor apartment located in a converted period building within the prestigious, award-winning Kingston Mills development. Perfectly positioned in the heart of the town, it offers easy access to the train station and an impressive range of local amenities. This property is an ideal choice for first-time buyers, those looking to downsize, or investors seeking a buy-to-let opportunity. Offered with no onward chain for a smooth and swift purchase.

One Bedroom
Open Plan Living Room/Kitchen
Bathroom
Gas Central Heating
Double Glazing
Video Entry Phone System
Heat Recovery & Ventilation System
Central Location
No Onward Chain

£159,500

ACCOMMODATION
(all dimensions being approximate)

THIRD FLOOR

Entrance Hall
Video entry phone, cupboard housing heat exchange ventilation system, radiator.

Living Room/Kitchen
6.79m (22' 3')' max x 4.71m (15' 5'') max
Wooden double glazed windows to side and rear, two radiators, kitchen area fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink, integrated fridge/freezer and washing machine, fitted electric oven, four ring electric hob with extractor hood over.

Bedroom
4.78m (15'8") max x 3.92m (12'10") max
Wooden double glazed windows to side and rear, fitted wardrobe, radiator.

Bathroom
2.95m (9'8") x 2.06m (6'9")
Wooden obscure double glazed window to front, three piece suite comprising bath with shower over, pedestal wash hand basin, and close coupled WC, extractor fan, shaver point, heated towel rail.

Council Tax:
Band B - £2,100.71 (April 2026 - March 2027 financial year).

Tenure:
Leasehold (150 year lease commenced 1st July 2010)

Ground Rent:
£541.50 per annum (2026)

Service Charge:
£940.07 (01/04/26-30/09/26)

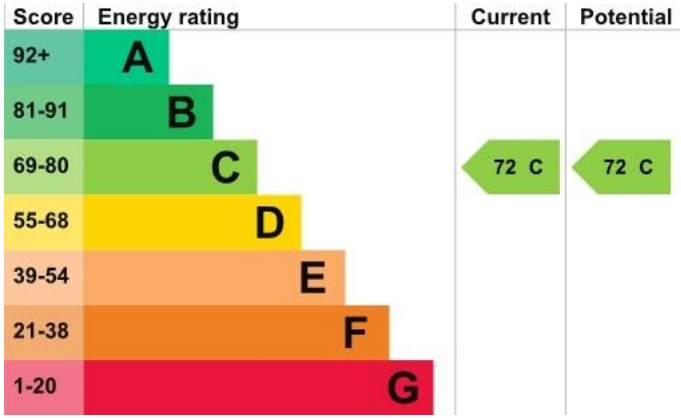
Insurance:
£203.41 Annually

Viewing:
Strictly by appointment through the Agent Kingstons.

Directions: From our office in Silver Street, proceed down the hill and take the first exit at the mini roundabout and immediately left before crossing the bridge onto Bridge Yard. Pass the Co-Op and under the archway and follow the road around to the left where 30 Norden will be found on the right-hand side.

What3words: ///tube.heeding.alongside

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.



FLOOR PLANS (NOT DRAWN TO SCALE)

Third Floor

Approx. 54.6 sq. metres (588.2 sq. feet)

Total area: approx. 54.6 sq. metres (588.2 sq. feet)

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

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