3 The Mill House, 59 Greenland Mills

Bradford on Avon, Wiltshire, BA15 1BL

KINGSTONS

Smart and well-proportioned first-floor apartment, forming part of an impressive Grade II Listed building within a highly regarded riverside development, conveniently located just a short walk from the train station and the town's excellent range of amenities. Offering beautifully light and airy accommodation with high ceilings and elegant sash windows, the property features two double bedrooms, including a principal bedroom with en-suite shower room, together with allocated parking and access to a communal riverside garden. A rare opportunity for downsizers, second-home buyers, or investors, this attractive apartment is offered for sale with no onward chain.

£275,000

ACCOMMODATION
(all dimensions being approximate)

FIRST FLOOR

Hallway
Three wooden single glazed sash windows to front, airing cupboard housing hot water cylinder, storage cupboard, two radiators.

Sitting/Dining Room
5.61m (18'5") x 4.37m (14'4")
Wooden single glazed sash windows to front and two to rear, three radiators, steps down from dining area to sitting area.

Kitchen/Breakfast Room
4.61m (15'2") max x 3.06m (10') max
Wooden single glazed sash window to rear, 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, plumbing for washing machine and dishwasher, fitted electric oven, four ring gas hob with extractor hood over, cupboard housing wall mounted gas boiler serving heating system and domestic hot water, radiator.

Bedroom 1
5.64m (18'6") x 4.00m (13'1")
Wooden single glazed sash windows to front, rear and side, steps lead down into the room, feature fireplace, fitted wardrobe, two radiators.

En-suite Shower Room
2.61m (8'7") x 1.56m (5'1")
Three piece suite comprising shower enclosure, wash hand basin with storage under, and close coupled WC, heated towel rail, extractor fan.

Bedroom 2
4.61m (15'2") max x 2.92m (9'7") max
Wooden single glazed sash window to rear, fitted wardrobe, radiator.

Bathroom
2.92m (9'7") x 1.85m (6'1")
Three piece suite comprising bath with fitted shower over, wash hand basin with storage under, and close coupled WC, extractor fan, heated towel rail.

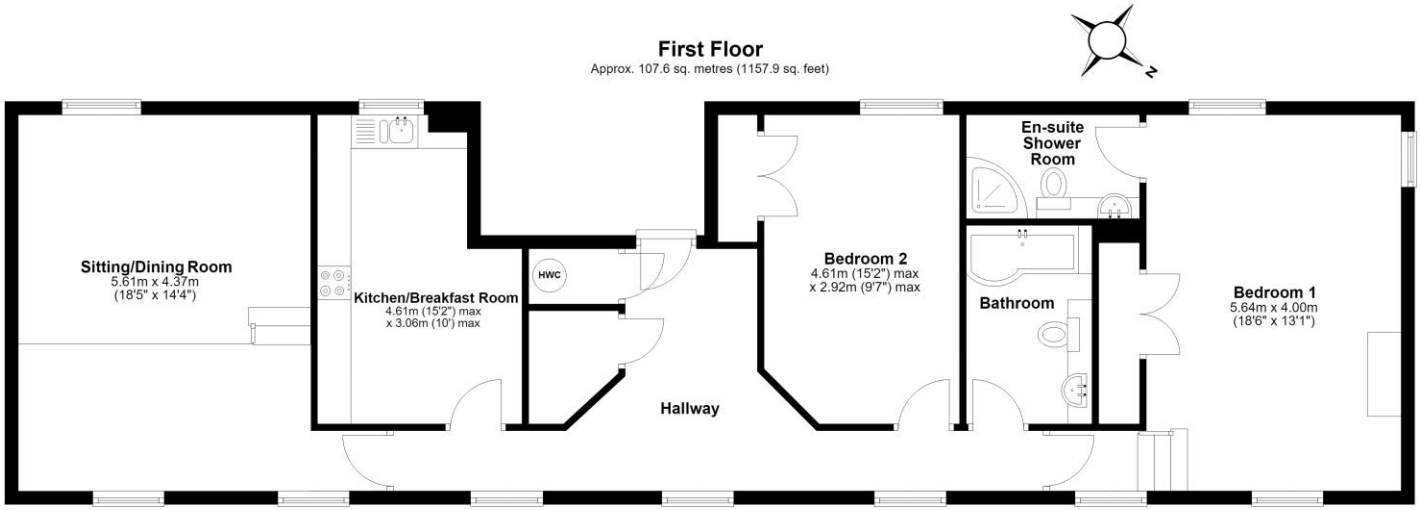
EXTERNALLY
The allocated parking space is located to the side of the building. Communal riverside garden can be accessed via a gate at the end of the cul-de-sac.

Council Tax:
Band F - £3,901.31 (April 2026 - March 2027 financial year).

Tenure:
Leasehold
(999 year lease commenced 24/06/1999)

Ground Rent:
Peppercorn.

Service Charge:
Estate charge: £370.00 Bi-Annually
(1/7/26 - 31/12/2026)
Block charge: £352.41 Monthly
(1/1/2025 – 31/12/2025)
Agents Note: First two years' service charge free - the vendor will reimburse the purchaser for the equivalent of the first two years' service charge, on completion.



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

What3words: ///shaves.remotes.quail

Directions: From our office in Silver Street, proceed down the hill, over the Town Bridge and left onto Bridge Street. Continue over the railway crossing onto Greenland Mills and the Mill House will be found on the right-hand side.

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.

The Old Printing Office, 28 Silver Street, Bradford on Avon, Wiltshire, BA15 1JY
01225 867591 | bradford@kingstons.biz
www.kingstons.biz

KINGSTONS