



£190,000

Council Tax Band: C
EPC Rating: E

Flat 3, 9, Avonfield Avenue, Bradford on Avon. BA15 1JD.

ATTENTION First Time Buyers & Investors

A rare opportunity for the First Time Buyer /Investor buyer to purchase this one bedroom ground floor apartment situated in a popular location within Bradford on Avon. The apartment building was developed back in 2004 and offers well-appointed and spacious accommodation together with parking to the rear.





A rare opportunity for the First Time Buyer/ Investor buyer to purchase this ground floor one bedroom flat situated in a popular location within Bradford on Avon. The apartments were developed back in 2004 and offer well-appointed and spacious accommodation, with communal parking to the rear.

The accommodation briefly comprises: Communal entrance hall, inner hall, open plan kitchen/lounge, double bedroom and shower room.

The historical town of Bradford on Avon boasts schooling for all ages, doctors' surgery, dentist, swimming pool, library and many niche shops, eateries and not forgetting the River Avon & and the Kennet and Avon Canal. Alternatively, hop on a train to Bath and be in this Georgian city within 16 minutes.

For further details or to arrange an internal inspection, contact the Vendors sole agents on 01225 463006.

Communal Entrance:
Replacement front door to :-

Entrance Hall:
Entered via front door, fuse box and doors to:-

Kitchen: 4.30m x 4.08m
Single drainer stainless steel sink unit with range of base level and wall units, fitted oven, hob, extractor, plumbing for washing machine.

Lounge Area:
TV point, night storage heater, 2x double glazed windows to front aspect.

Bedroom: 3.28m x 3.00m
Double glazed window to side aspect, night storage heater.

Shower Room: 2.28m x 1.20m
Shower cubicle with tray and electric shower unit, low flush WC, wash hand

basin, electric fan heater, shaver socket, extractor fan.

Parking:
Communal parking to the rear.

Agents Notes:

Tenure: Leasehold

Lease: 999 years

Management: TBC

Maintenance Charges: TBC

Disclaimer:

Pursuant to the Estate Agents Act of 1979, notice is given that the vendors of this property are associated with a member of @Home Estate Agents (Bath) Ltd.

For further details or to arrange an internal inspection, please contact us on 01225 463006 or email us on sales@ahea.co.uk

www.ahea.co.uk

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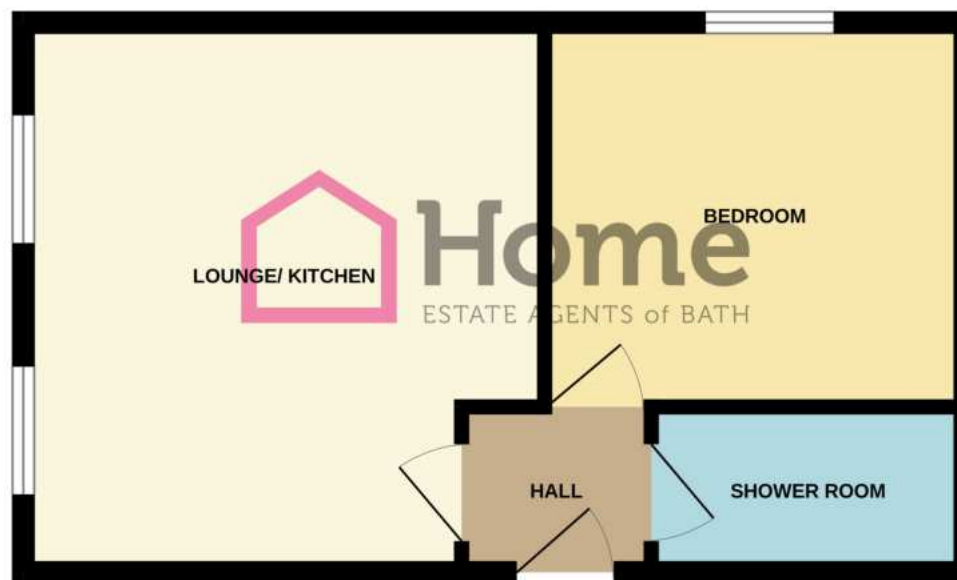
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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee can be given for their operation.

DISCLAIMER

Please note that these particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must verify their accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and planning/ building regulation consents. All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. A801