



Flat 8 New Road Court
Bradford-On-Avon BA15 1BT

Monthly Rental Of £825



Wrights Residential, 24 Fore Street , Trowbridge, BA14 8ER
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www.wrightsresidential.co.uk

One bedroom first floor apartment

Gas central heating

White goods

Bathroom with shower over the bath

Bath side of town

Open plan kitchen/living room

Double bedroom with built in wardrobes

Allocated parking

This spacious one bedroom first floor apartment is situated on the Bath side of Bradford on Avon, within easy reach of the town centre. Features include an open plan kitchen/living room, double bedroom with built in wardrobes, bathroom with shower over the bath, gas central heating and allocated parking. Available from early October, unfurnished.

The property comprises

Entrance Hall

With radiator, intercom phone and cupboard housing gas boiler.

Open plan Kitchen/Living room *11' 7" x 18' 6"* *(3.53m x 5.65m) max*

With radiator, a range of eye level and base units, worktops with upstands, sink/drain unit, integrated oven and gas hob with extractor hood over, integrated washing machine, freestanding fridge/freezer and double glazed windows.

Bedroom *11' 8" x 6' 7"* *(3.55m x 2.00m)*

With radiator, built in wardrobes and double glazed window.

Bathroom

With white suite comprising bath with mains shower over, hand basin and W.C with vanity unit.

Externally

Allocated parking for one vehicle.

Council tax

The council tax band for this property is A.

Energy performance

The current EPC rating is C (78)

Services

Mains gas, electricity, water and drainage are connected. The property is heated by a gas fired central heating boiler to radiators. Please note that the Agent has not tested any appliances.

Broadband

Ultrafast broadband is available (source - Ofcom)
Predicted maximum download speed - 1000Mbps

Mobile phone coverage

Outdoor coverage is likely - source Ofcom.



First Floor

Approx. 37.9 sq. metres (408.5 sq. feet)



Total area: approx. 37.9 sq. metres (408.5 sq. feet)