



45 Grist Court  
Bradford on Avon, Wiltshire, BA15 1FJ

Smart second floor apartment with an allocated covered parking space, set within the highly desirable Kingston Mills development. Enjoying a prime town centre location, conveniently located just a short stroll from shops, restaurants, the train station, and a wide range of local amenities - perfect for those seeking modern living in the heart of a vibrant community. Available with no onward chain.

Two Bedrooms  
Living Room / Kitchen  
En-suite Shower Room  
Bathroom  
Allocated Covered Parking Space  
Underfloor Heating  
Double Glazing  
Lift to All Floors  
No Onward Chain

**£199,950**



## ACCOMMODATION

(all dimensions being approximate)

### SECOND FLOOR

#### Hall

Wooden entrance door, storage cupboard, underfloor heating.

#### Living Room/Kitchen

5.11m (16'9") x 3.58m (11'9")

Wooden double glazed window to rear, underfloor heating, kitchen area fitted with a matching range of base and eye level units with worktop space over, full-height storage cupboard, 1 1/2 bowl stainless steel sink, integrated fridge freezer and slimline dishwasher, plumbing for washing machine, fitted electric oven, four ring electric hob with pull out extractor hood over.

#### Bedroom 1

3.69m (12'1") x 3.07m (10'1") max

Wooden double glazed window to rear, built-in wardrobe, underfloor heating.

#### En-suite Shower Room

Wooden obscure double glazed window to rear, three piece suite comprising shower cubicle, wash hand basin and close coupled WC, heated towel rail, extractor fan, mirror, shaver point, tiled splashbacks and floor, underfloor heating.

#### Bedroom 2

2.67m (8'9") x 2.15m (7'1")

Wooden double glazed window to rear, underfloor heating.

#### Bathroom

Three piece suite comprising bath, pedestal wash hand basin and close coupled WC, heated towel rail, extractor fan, mirror, shaver point, tiled splashbacks and floor, underfloor heating.

#### EXTERNALLY

Allocated parking space.

**Council Tax:** Band C - £2,400.81 (April 2026 - March 2027 financial year)

**Tenure:** Leasehold (150 years from 1st July 2010).

**Yearly Ground Rent:** £540.58 (1st January 2026 - 31st December 2026)

**Yearly Buildings Insurance:** £399.82 (1st June 2025 - 30th June 2026)

**Half Yearly Service Charge:** £638.67 (1st April 2026 - 30th September 2026)

**Half Yearly Estate Charge:** £260.19 (1st April 2026 - 30th September 2026)

**Directions:** From our office in Silver Street, proceed down the hill, over the mini roundabout and turn immediately left onto Bridge Yard, just before the town bridge. Proceed through the archway and follow the road around to the T junction. Turn left onto Kingston Road and turn immediately left onto Grist Court where the entrance will be found on the left-hand side.

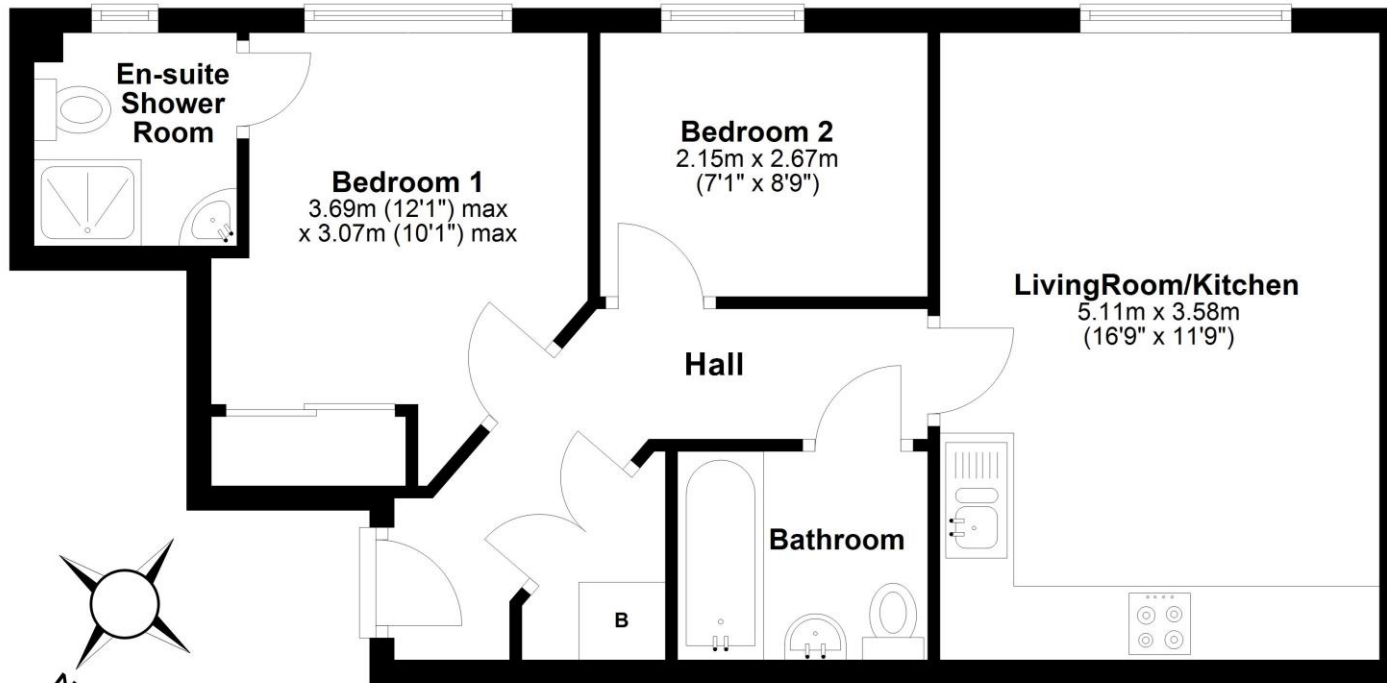
**What3words:** ///employers.directors.upon

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



## Second Floor

Approx. 48.9 sq. metres (526.2 sq. feet)



Total area: approx. 48.9 sq. metres (526.2 sq. feet)

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

**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.