



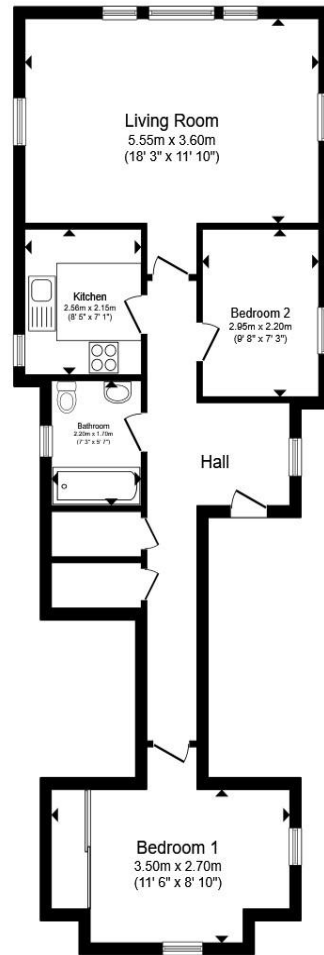
The Ropewalk, Bradford-On-Avon, BA15 1LQ

welcome to

The Ropewalk, Bradford-On-Avon

Spacious two-bedroom apartment within a sought-after Over-55s development, enjoying stunning views across Bradford on Avon, beautiful communal gardens, residents' lounge, guest suite and a prime town centre location





Total floor area 64.5 m² (694 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Location: Bradford on Avon is one of Wiltshire's most desirable market towns, offering an excellent balance of convenience, community and lifestyle. The town centre provides an array of independent shops, supermarkets, cafés, restaurants, pharmacies and healthcare services, all easily accessible for everyday needs. The town's picturesque streets, riverside walks and historic architecture create an attractive environment for leisurely strolls, whilst numerous clubs, community groups and social activities help foster a strong sense of belonging. Bradford on Avon railway station offers direct links to Bath, Bristol and beyond, making it easy to visit friends and family or enjoy days out without relying on a car. For those seeking a relaxed pace of life whilst remaining well connected, Bradford on Avon is an exceptional place to call home.

Agent Note: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

The Ropewalk, Bradford-On-Avon

- Spacious Two-Bedroom Apartment
- Sought-After Over-55s Independent Living Development
- Stunning Views Across Bradford on Avon
- Landscaped Communal Gardens & Residents' Lounge
- Prime Town Centre Location Close to Amenities and Transport Links

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 3935.00

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£199,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/BAT110975



Property Ref:
BAT110975 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.


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