

33 Springfield

Bradford on Avon, Wiltshire, BA15 1BA

KINGSTONS

Impressively proportioned first floor apartment enjoying a wonderful outlook from an elevated position a short walk away from central amenities. Providing spacious living space, a balcony from which to enjoy the view and including a garage, this superb property presents a rare combination of highly desirable features not to be missed and is available with no onward chain.





Fine Outlook
Convenient For Amenities
Two Bedrooms
Sitting Room
Kitchen/Dining Room
Bathroom
Balcony
Garage
Communal gardens
No Onward Chain

£260,000











ACCOMMODATION
(all dimensions being approximate)

FIRST FLOOR

Entrance Hall
Entrance door, airing cupboard housing hot water cylinder.

Sitting Room 5.14m (16'10") x 3.64m (11'11")
UPVC double glazed sliding door leading to balcony, electric storage heater.

Kitchen/Dining Room
5.13m (16'10") x 3.54m (11'7")
UPVC double glazed window to rear, fitted with a matching range of base and eye level units with worktop space over, composite sink, plumbing for washing machine, space for fridge freezer, fitted electric oven, four ring electric hob with pull out extractor hood over, electric storage heater.

Bedroom 1 3.59m (11'9") x 3.55m (11'8")
UPVC double glazed window to front, built in wardrobe, electric storage heater.

Bedroom 2 3.58m (11'9") x 2.57m (8'5")
UPVC double glazed window to front, electric storage heater.

Bathroom 2.43m (8') x 1.67m (5'6")
Three piece suite comprising shower enclosure with electric shower, pedestal wash hand basin and close coupled WC, extractor fan, heated towel rail.

EXTERNALLY
Communal garden to front and rear, parking area to rear, communal drying area and bin storage.

Garage 4.80m (15'9") x 2.43m (8')
Single garage located within a block to the rear of the building.

Council Tax:
Band B - £2,100.71 (April 2026 - March 2027 financial year).

Tenure:
Leasehold (999 years from 25 December 1971).

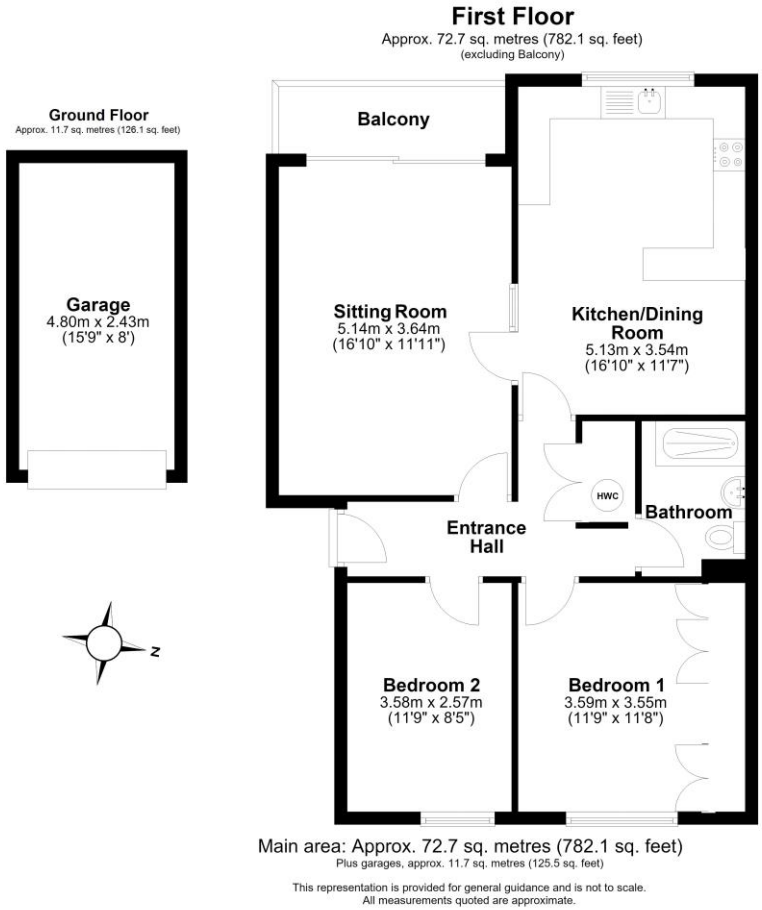
Ground Rent:
£16 bi-annually (24/6/26 – 25/12/26).

Service Charge:
£1,186.28 per annum (1/7/26 – 30/6/27).













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

What3words: ///tumblers.housework.overtones

Directions: From our office in Silver Street, proceed up the hill and turn left at the roundabout onto Springfield. Take the second turning right where 33 Springfield will be found straight ahead, accessed from the rear.

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