



JEREMY JENKINS

ESTATE AGENT

15 Fitzmaurice Place, Bradford-on-Avon, BA15 1EL.

Guide Price £215,000.

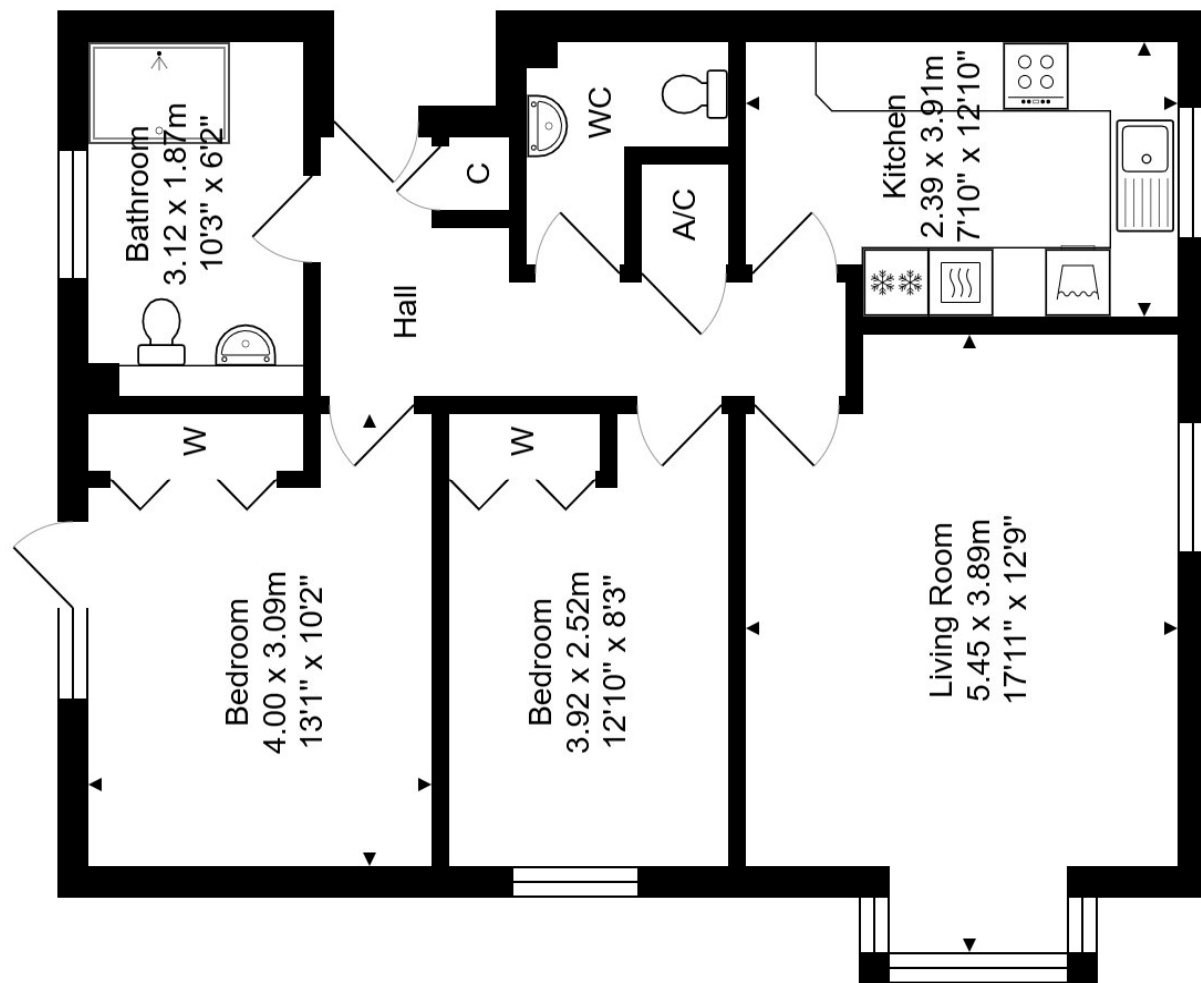
A SMARTLY MODERNISED TWO BEDROOM, GARDEN APARTMENT IN THIS POPULAR RETIREMENT DEVELOPMENT. A SHORT WALK AWAY FROM THE TOWN CENTRE, AMENITIES & TRAIN STATION. NO CHAIN.

The welcoming entrance hall leads to all of the well-kept & comfortably proportioned accommodation. The sitting room is dual aspect with a bay window and space to dine. The kitchen breakfast room has been recently upgraded with plenty of work surfaces & storage units, fitted hob & oven. Both bedrooms are doubles with fitted cupboards. The main bedroom has patio doors opening out onto a decked seating area which in turn looks onto the communal gardens – perfect for morning coffee, relaxing with a book or messing about with pot plants. The shower room is brand new and not been used, is a good size with a fabulous walk-in shower. Lastly, we find a separate cloak room, again brand new. A rare find and essential viewing – call now!

Ideal for downsizers! Fitzmaurice Place offers retirement properties in the centre of Bradford-on-Avon with a short walk to the market town amenities which include; - various shops and boutiques, many places to eat and drink, doctors and dentists, building society, swimming pool, river and canal walks, hairdressers, the Wiltshire Music Centre, churches and historical attractions, railway station and bus services. Fitzmaurice Place offers a resident's lounge, guest suite, communal gardens and visitor car parking. There is the bonus of a bus stop just on the doorstep! **Note:** Leasehold property, 60 years remaining, please call for Maintenance Charges. No onward chain. **EPC – C.**

- Lovely garden flat for retirement
- Kitchen breakfast room & cloakroom
- Two double bedrooms with wardrobes
- Communal spaces, guest suite & visitor parking
- Well-proportioned living spaces
- Level location for the town centre





Ground Floor Flat
Area: 71.2 m² ... 766 ft²

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 purely for illustrative purposes only and should be used as such by any prospective purchaser. Area includes internal and external wall thickness
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