



Wrights
01225 755553

The Maltings, Bradford-On-Avon, Wiltshire, BA15 2EP

£190,000

Situation

The Maltings enjoys a particularly attractive canalside setting in the historic market town of Bradford on Avon, with the Kennet & Avon Canal and its picturesque towpath immediately nearby, providing lovely walks through the surrounding countryside. The town centre offers an excellent selection of independent shops, cafés, pubs and restaurants, while Bradford-on-Avon railway station is approximately 0.4 miles away, providing convenient rail connections to Bath, Bristol and beyond.

The beautiful city of Bath is also within easy reach, around 15 minutes away by train, making the location particularly convenient for commuters or those wishing to enjoy the city's extensive shopping, leisure and cultural attractions. Road links are also good, with the A363 providing access towards Bath and Trowbridge, while regular local bus services connect Bradford on Avon with Bath and surrounding towns.



One bedroom maisonette

**Accommodation
arranged over two floors**

**Desirable Bradford on
Avon location**

**Situated alongside the
Kennet & Avon Canal**

Spacious lounge

Open plan kitchen

**Generous double
bedroom**

**Communal garden
overlooking the canal**

**Covered allocated
parking**

No onward chain



This one bedroom first and second floor maisonette is situated in a desirable waterside location alongside the Kennet & Avon Canal in Bradford on Avon.

Arranged over two floors, the accommodation comprises a spacious lounge, fitted kitchen, generous double bedroom with built in wardrobes and bathroom.

The property also benefits from covered allocated parking and access to a pleasant communal garden overlooking the canal, providing an attractive outdoor space for residents to enjoy.

Ideally positioned for enjoying the town and picturesque canalside walks, the property is offered for sale with no onward chain.

The property comprises

Entrance Hall

With PVCu front door and stairs to the first floor.

Lounge

13' 9" x 14' 2" (4.20m x 4.32m) max

With wall mounted electric heater and PVCu double glazed window to the front.

Kitchen

6' 1" x 10' 6" (1.86m x 3.19m)

With a range of eye level and base units, worktops with tiled splash backs, inset sink and drainer unit, space for cooker, fridge, freezer and washing machine and PVCu double glazed window to the front.

Bedroom

14' 11" x 10' 6" (4.55m x 3.20m) max

With a wall mounted electric heater, built in storage cupboard, built in wardrobe, large airing cupboard housing hot water cylinder and PVCu double glazed window to the front.

Bathroom

With suite comprising bath with shower attachment, close coupled W.C and pedestal hand basin, fully tiled walls and Velux window.

Externally

Covering Parking space

The property is sold with a covered parking space, providing off road parking for 1/2 vehicles and a storage cupboard.

Communal garden

The property benefits from access to a pleasant communal garden, predominantly laid to lawn with mature trees and established planting providing an attractive leafy setting. The garden enjoys a particularly appealing waterside position overlooking the Kennet & Avon Canal, with views across the canal and towpath, creating a peaceful outdoor space for residents to enjoy.

Tenure

The property is sold with a 999 year lease, which commenced in March 1983. The current ground rent is £163 per annum, with service charges of approximately £1,292.68 per annum, totalling £121.30 per month.

Council tax

The property is currently in council tax band B.

Energy Performance

The EPC rating is E (53), with a potential for A (92).

Services

Mains electricity, water and drainage are connected. Please note that the Agent has not tested any appliances.

Broadband

Ultrafast broadband is available (source - Ofcom) Predicted maximum download speed - 1800Mbps

Mobile phone coverage

Outdoor coverage is likely - source Ofcom.

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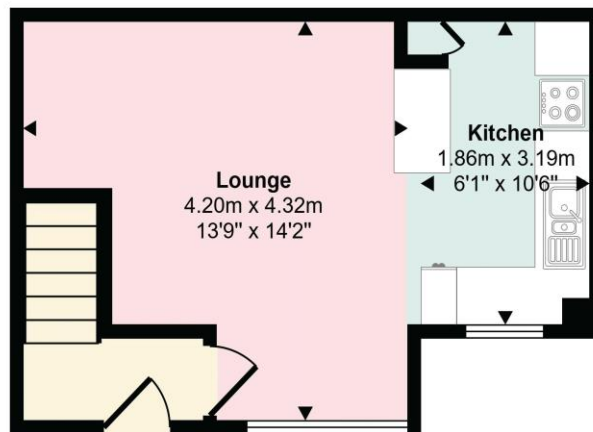


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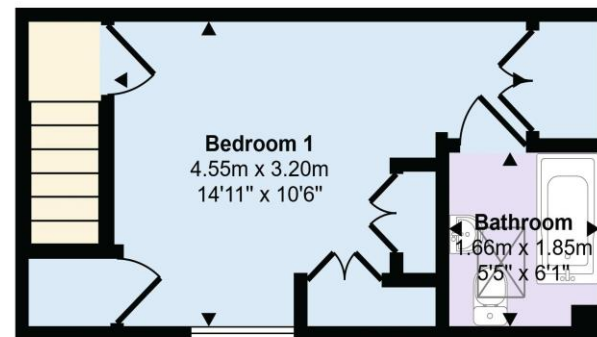
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Approx Gross Internal Area
45 sq m / 482 sq ft

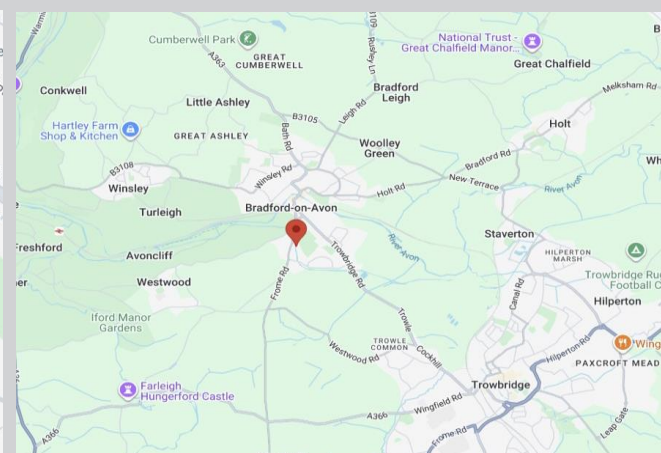
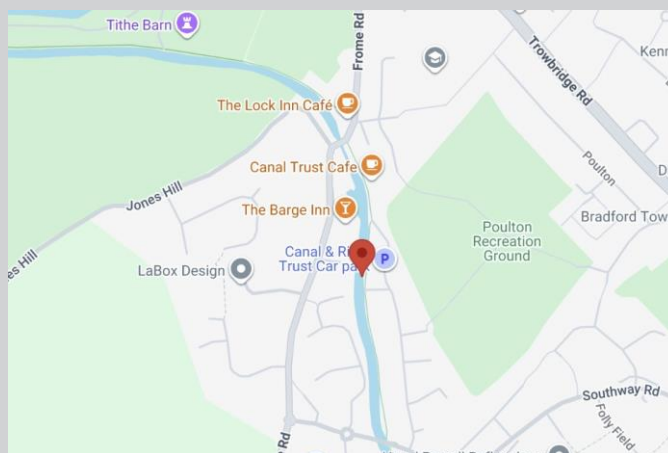


First Floor
Approx 25 sq m / 264 sq ft



Second Floor
Approx 20 sq m / 218 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





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Disclaimer

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