



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

Smart second-floor apartment enjoying views towards the River Avon, situated within the highly desirable Kingston Mills development in the heart of the town. Ideally positioned for a wide range of amenities, including the train station, swimming pool, library, shops, and cafés, the property also benefits from underfloor heating throughout. Offering an excellent opportunity for first-time buyers, downsizers, or buy-to-let investors, this well-presented apartment is available with no onward chain.

One Bedroom
Open Plan Living Space
Bathroom
Underfloor Heating
Double Glazing
No Onward Chain

£175,000



ACCOMMODATION
(all dimensions being approximate)

SECOND FLOOR

Entrance Hall

Cupboard housing electric boiler, storage cupboard, underfloor heating.

Sitting/Dining Room

4.75m (15'7") x 4.54m (14'11") max

Wooden double glazed windows to front, side and rear, underfloor heating.

Kitchen

3.23m (10'7") x 1.83m (6')

Wooden double glazed windows to side to front and side, fitted with a matching range of base and eye level units with worktop space over, 1 1/2 bowl stainless steel sink, integrated fridge freezer, plumbing for washing machine, fitted electric oven, four ring electric hob with pull out extractor hood over, underfloor heating.

Bedroom

3.17m (10'5") x 3.12m (10'3") max

Wooden double glazed window to front, built-in wardrobe.

Bathroom

Three piece suite comprising bath with fitted shower over, pedestal wash hand basin and close coupled WC, heated towel rail, extractor fan, wall mounted mirror, shaver point, heated towel rail.

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

Tenure: Leasehold
(150 year lease commenced 1st July 2010)

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

Yearly Buildings Insurance: £266.55
(1st July 2025 - 30th June 2026)

Half Yearly Service Charge: £649.00
(1st April 2026 - 30th September 2026)

Half Yearly Estate Charge: £176.77
(1st April 2026 - 30th September 2026)

Viewing: Strictly by appointment through the Agent Kingstons.

What3words: ///counters.serenade.freed

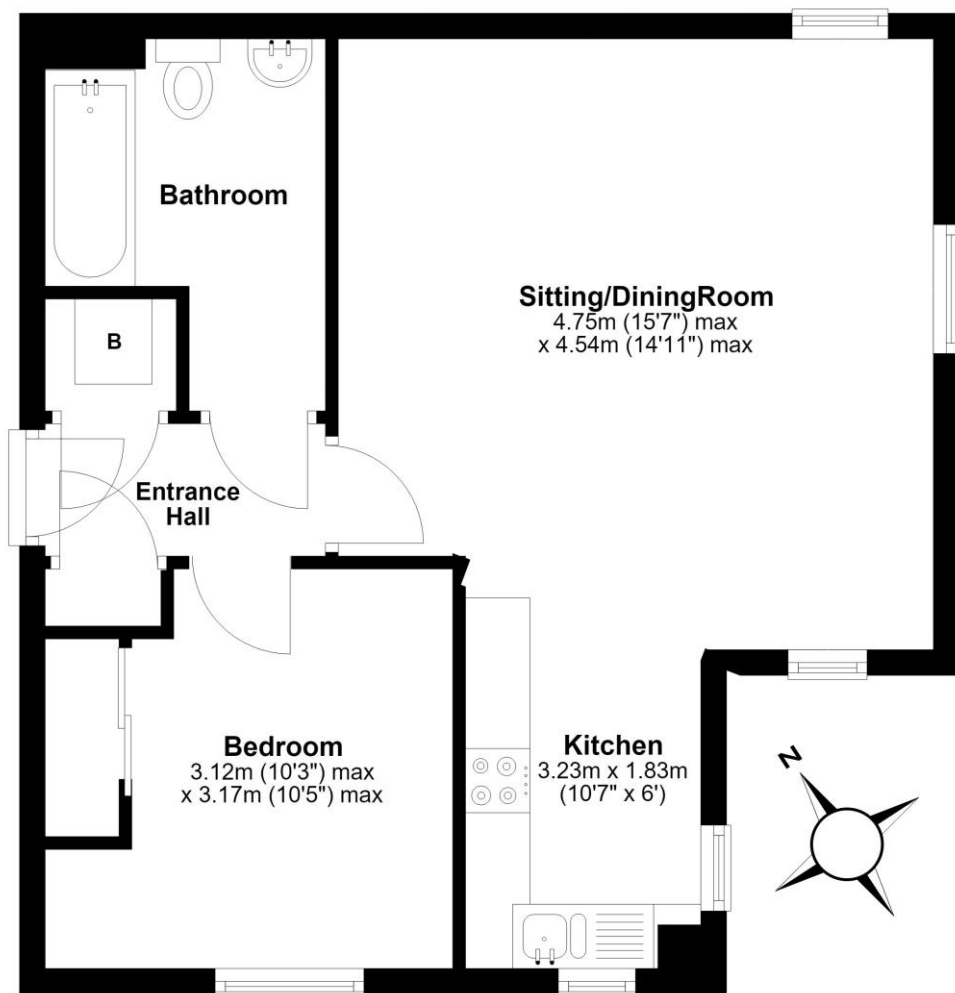
Directions: From our office in Silver Street, proceed down the hill and over the mini roundabout. Turn immediately left onto Bridge Yard and proceed through the square archway, where 53 Grist Court will be found further along on the left-hand side.

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.



Second Floor

Approx. 45.5 sq. metres (489.7 sq. feet)



Total area: approx. 45.5 sq. metres (489.7 sq. feet)

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		