



8 Uncles Lane  
Bradford on Avon, Wiltshire, BA15 1FZ



A stylish and well-appointed second-floor apartment with lift access, offering bright and airy accommodation perfectly suited to modern living. Built in 2019 by renowned developer CG Fry, this attractive home is part of the now highly desirable Kingston Farm development. The apartment boasts two generously sized double bedrooms, including a principal bedroom with its own en-suite shower room. Further highlights include the rare advantage of a private garage, an allocated parking space, and a prime location just a short walk from the town centre, train station, and a range of local amenities. Whether you're a first-time buyer, downsizer, or looking for a conveniently located lock-up-and-leave, this superb property is not to be missed.

£325,000



## ACCOMMODATION

(all dimensions being approximate)

### SECOND FLOOR

#### Entrance Hall

Wooden entrance door to side, two UPVC double glazed windows to rear, radiator, cupboard.

#### Bedroom 1

3.60m (11'10") x 3.05m (10')

UPVC double glazed sash window to front, radiator.

#### En-Suite Shower Room

2.52m (8'3") x 1.47m (4'10")

Three piece suite comprising shower enclosure, wash hand basin, and close coupled WC, extractor fan, heated towel rail.

#### Bedroom 2

3.60m (11'10") x 2.93m (9'7")

UPVC double glazed sash window to front, radiator.

#### Bathroom

2.39m (7'10") x 1.72m (5'8")

UPVC obscure double glazed window to rear, three piece suite comprising bath with shower over, wash hand basin, and close coupled WC, extractor fan, heated towel rail.

#### Sitting/Dining Room

6.00m (19'8") max x 3.99m (13'1") max

Two UPVC double glazed sash window to front and one to side, two radiators, open plan to:

#### Kitchen

3.05m (10') x 2.40m (7'10")

UPVC double glazed window to rear, 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, dishwasher and washer dryer, fitted electric oven, four ring gas hob with extractor hood over, cupboard housing boiler, radiator.

#### EXTERNALLY

One allocated parking space, in front of garage.

#### Garage

6.52m (21'5") x 3.04m (10')

Single garage with power and light connected, UPVC double glazed window to rear, up and over door to front, cold water tap.

#### Council Tax:

Band C - £2275.51 (April 2025 - March 2026 financial year).

#### Tenure:

Leasehold (250 year lease commenced 1st January 2020).

#### Ground Rent:

Peppercorn.

#### Service Charge:

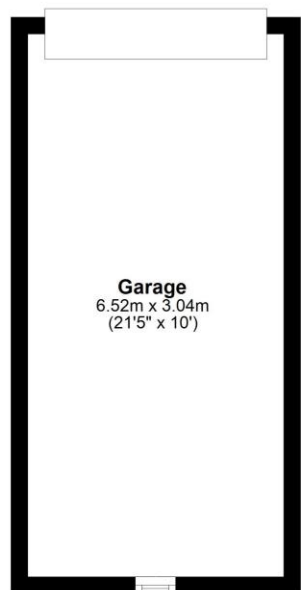
£2,581.02 (1st January 2025 - 31st December 2025).

#### Estate Charge:

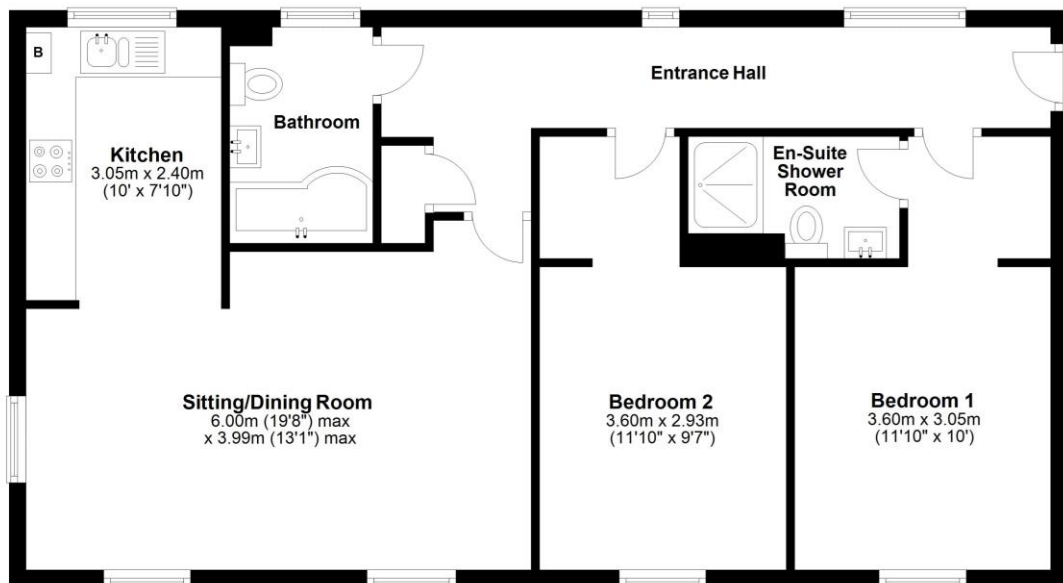
£110 (1st January 2025 - 31st December 2025, estimated).



**Ground Floor**  
Approx. 19.8 sq. metres (213.3 sq. feet)



**Second Floor**  
Approx. 79.3 sq. metres (853.9 sq. feet)



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



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

**Directions:** From our office in Silver Street, proceed up the hill onto Holt Road and turn right at the roundabout onto Benjamin Street. proceed up the hill and take the third turning left onto Uncles Lane where number 8 will be found on the right-hand side.

**What3words:** ///longingly.inferior.movies

**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.

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