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Residential Sales



## 18 The Ropewalk, Bradford-on-Avon, BA1 51LQ

An immaculately refurbished, 1 bedroom apartment situated within a popular development for the over 55's. The property enjoys wonderful views across the communal gardens and countryside beyond.

Tenure: Leasehold

£250,000



## Situation

No. 18 The Ropewalk is situated within a popular development for the over 55's, just a few minutes walk from the town centre.

Bradford on Avon is a charming market town with many facilities and amenities including; a range of individual shops, supermarkets, swimming pool, library, doctors and dental surgeries, countryside walks along the River Avon from the Tithe Barn and the Kennet and Avon canal and a mainline railway station providing direct access to the cities of Bath and Bristol. There are two primary schools, Fitzmaurice and Christchurch and a secondary school, St Laurence which is extremely well thought of.

The World Heritage City of Bath is approximately 7 miles distant and provides a full range of amenities with excellent shopping facilities, The Theatre Royal, Thermae Bath, cinema, numerous restaurants, many schools and a mainline railway station providing direct access to London Paddington.

The M4 motorway is also within easy access with junctions 17 and 18 both approximately 16 miles away.

## Description

**Entrance Hall** With Velux window, radiator, access to loft space.

**Bathroom** With walk-in glazed shower having rainforest shower head and separate wand, WC, vanity unit having inset wash hand basin, fully tiled walls, ladder style radiator, mirrored vanity unit with light over, linen cupboard housing hot water tank and water softener, 2 recessed cupboards, velux window.

**Bedroom** With front aspect Velux window, further windows with pleasant aspect overlooking Newtown, radiator, wardrobe with sliding doors, downlighting.

**Living Room** With glazed double doors opening to Juliet balcony enjoying views across the communal garden to Tory, front aspect window looking onto Newtown, downlighting, radiator.

**Bedroom 2/Study** With front aspect window, radiator, downlighting.

**Kitchen** With a range of cream floor and wall mounted units having wooden work surfaces incorporating 1½ bowl stainless steel sink, integrated freezer, integrated fridge, AEG double oven, AEG electric hob with extractor fan, tiled splashback, down lights, Velux window, side aspect window.

**Externally** The Ropewalk offers a charming communal garden with numerous seating area and delightful views over Holy Trinity Church and Bradford on Avon. The property also benefits from private parking and secure storage area.

**Agents notes:** The property has use of various communal facilities including:-

Laundry area with Miele washing machines and tumble dryers.

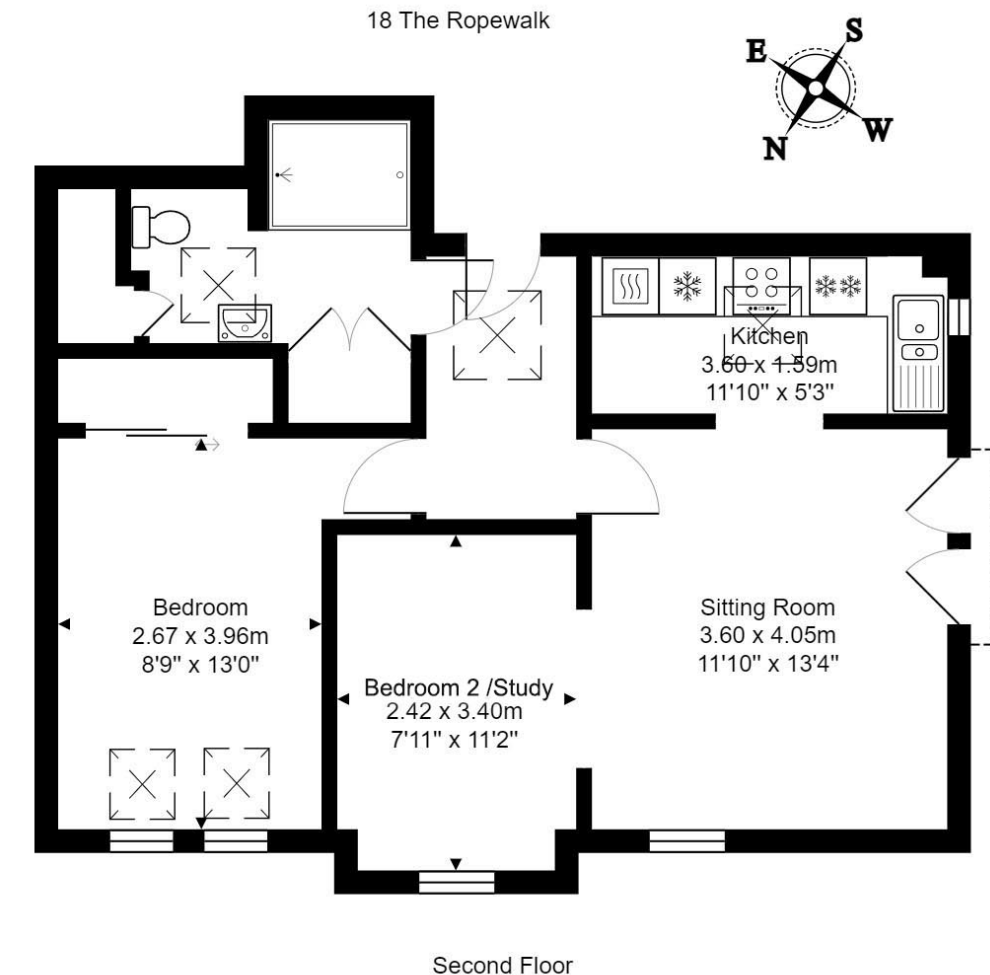
Guest suite with 2 single beds and en suite shower room, available for booking in advance at a cost £20 per night per person.

Mature gardens with various seating area and pleasant views across the town.

## Key Features

- Popular development for over 55's
- 2 bedroom apartment
- Bespoke kitchen
- Luxury shower room
- Pleasant views
- Easy access into town
- Recently refurbished to a high standard
- Use of communal facilities including garden and guest suite

## Floor Plan



Total Area: 56.6 m<sup>2</sup> ... 610 ft<sup>2</sup>

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent.  
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## General Information

Services: We are advised that all mains services are connected

Heating: Electric Heating

Tenure: Leasehold

Management Company: Kingsdale

Management Fees: £321.68

Local Authority: Wiltshire Council

Council Tax Band: Band C

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