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Residential Sales



2 Uncles Lane, Bradford-on-Avon, BA15 1FZ

Arguably the best apartment on the development! Situated in the highly regarded CG Fry development on the edge of town, this stunning 2 bedroom, 2 bathroom, first floor apartment boasts far reaching, southerly views from its attractive loggia and is maintained to an excellent standard throughout.

Tenure: Leasehold

£350,000

Situation

Situated on the eastern fringes of the town, the Kingston Farm development was constructed in 2019 by CG Fry Ltd, renowned builders of the Poundbury Development advocated by Kings Charles III whilst HRH The Prince of Wales. The property benefits from countryside walks almost from the doorstep, whilst only being approximately 10 minutes walk of 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, and a mainline railway station providing direct access to the cities of Bath (12 mins) and Bristol (31 mins). There are two primary schools, Fitzmaurice and Christchurch and a secondary school, St Laurence which is extremely well thought of. Excellent schools in Bath are also easily accessible. The town benefits from easy access to many countryside walks along the River Avon from the Tithe Barn and the Kennet and Avon canal.

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

Boasting fabulous 180 degree, southerly views taking in The Westbury White Horse to the top of Bradford on Avon, this modern 2 bedroom, 2 bathroom, first floor apartment is presented in impeccable condition throughout.

With 2 double bedrooms, the principle of which benefits from an en suite and direct access out to the loggia beyond, this stunning apartment also features a bright and spacious open plan living/dining room/kitchen with a range of quality integrated appliances.

The home has a beautiful south facing loggia style balcony with external power with enviable views across the town and countryside beyond. Externally, the property features off road parking and an approx. 20' garage with space for workshop, light and power.

Hallway with solid front door, multiple built in storage cupboards, radiator, access to all rooms.

Open Plan Living/Dining Room/Kitchen with front aspect window, radiator, Karndean LVT flooring, range of floor and wall mounted units and Silestone worktops incorporating a stainless steel sink with mixer tap and drainer, integrated double oven, 4 ring gas hob, fridge, freezer, dishwasher and washing machine, boiler cupboard, French Doors opening to the loggia.

Bathroom with WC, hand wash basin with storage built in underneath, bath with shower head attachment, heated towel rail.

Bedroom 1 with side aspect window, French Doors onto loggia, radiator.

En Suite with WC, hand wash basin with storage built in underneath, wall mounted storage, shower, front aspect window, heated towel rail.

Bedroom 2 with side aspect window, built in walk in wardrobe with fitted shelving and rails, radiator.

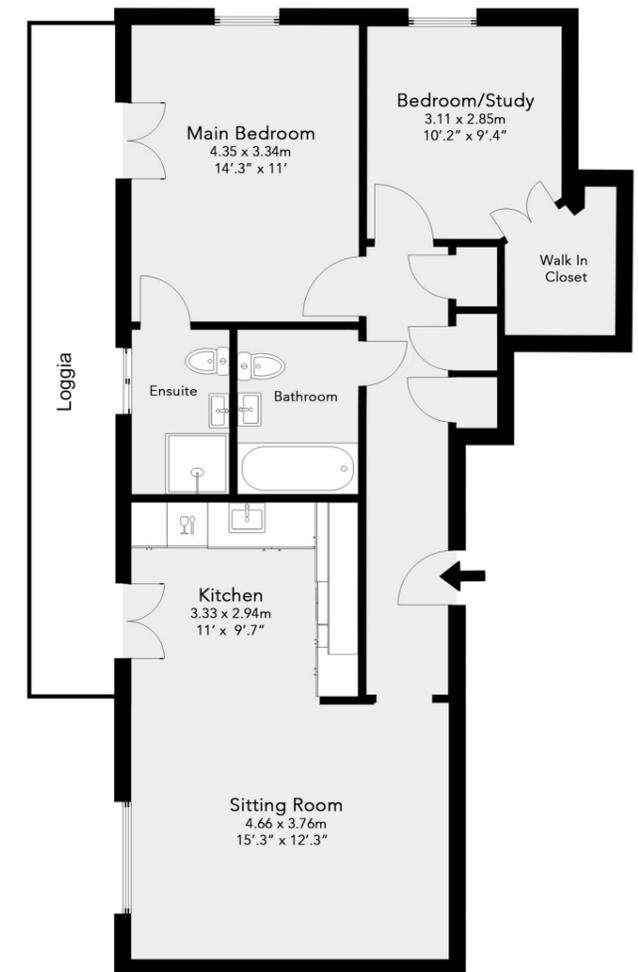
Externally In addition to the fabulous loggia style balcony, the property benefits from one off street parking space and an approx. 20' single garage/workshop with light and power.

Key Features

- First floor apartment
- 2 bedrooms
- Stunning south facing loggia style balcony
- Gorgeous far reaching views
- Garage/workshop and parking
- 2 bathrooms
- Modern layout & presentation

Floor Plan

2 Uncles Lane, Bradford on Avon BA15 1FZ



Total Floor Area
(approx)
70.49 Sqm
759 Sqft

General Information

Services: We are advised that all mains services are connected.

Heating: Gas fired central heating

Tenure: Leasehold with the remainder of a 999 year lease from 2019

Management Charges: £182 per annum for grounds, £2,460 for building

Local Authority: Wiltshire Council

Council Tax Band: Band C – £2,058.67

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