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Residential Sales



**Flat 3a, Conigre House, 5 Kingsfield Grange  
Road, Bradford-on-Avon, Wiltshire, BA15 1BE**

Situated within a Grade II listed period property, a spacious and light, 1 bedroom first floor apartment with the benefit of allocated parking.

Tenure: Leasehold

£225,000



## Situation

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

**Ground Floor Communal Entrance Hall** with door to staircase rising to:-

**First Floor Landing Area** with panelled front door opening to:-

**Hallway** with decorative coving, dado rail, skirting boards, wood flooring, wall lights, intercom entry system, radiator, cloaks cupboard.

**Study** with recessed shelving, cupboard with slatted shelving and space for tumble dryer, further cupboard with shelving, partially glazed door to "Jack and Jill" bathroom.

**Kitchen** with a range of floor and wall mounted units having worktop incorporating 1½ bowl ceramic sink with mixer tap, integrated appliances including dishwasher, washing machine, fridge/freezer, eye-level oven, gas hob with extractor over, tiled splashback, downlighting, spotlights, tiled flooring, side aspect window enjoying pleasant views and sunrise.

**Sitting Room** with rear aspect attractive bay window affording glorious southerly views, high ceiling, ornate dado rail, skirting boards and picture rail, feature fireplace with marble hearth and decorative surround, radiator.

**Bedroom** being exceptionally spacious with rear aspect stone mullioned window enjoying pleasant views, built-in wardrobes, decorative skirting boards, radiator, high-level obscure glazed internal windows to hallway, door to:-

**"Jack and Jill" Bathroom** with low flush WC, vanity unit having inset wash hand basin, panelled bath with shower over, chrome heated towel rail, dual aspect windows to side and rear, radiator, tiled flooring and partially tiled walls, door to study.

### Externally

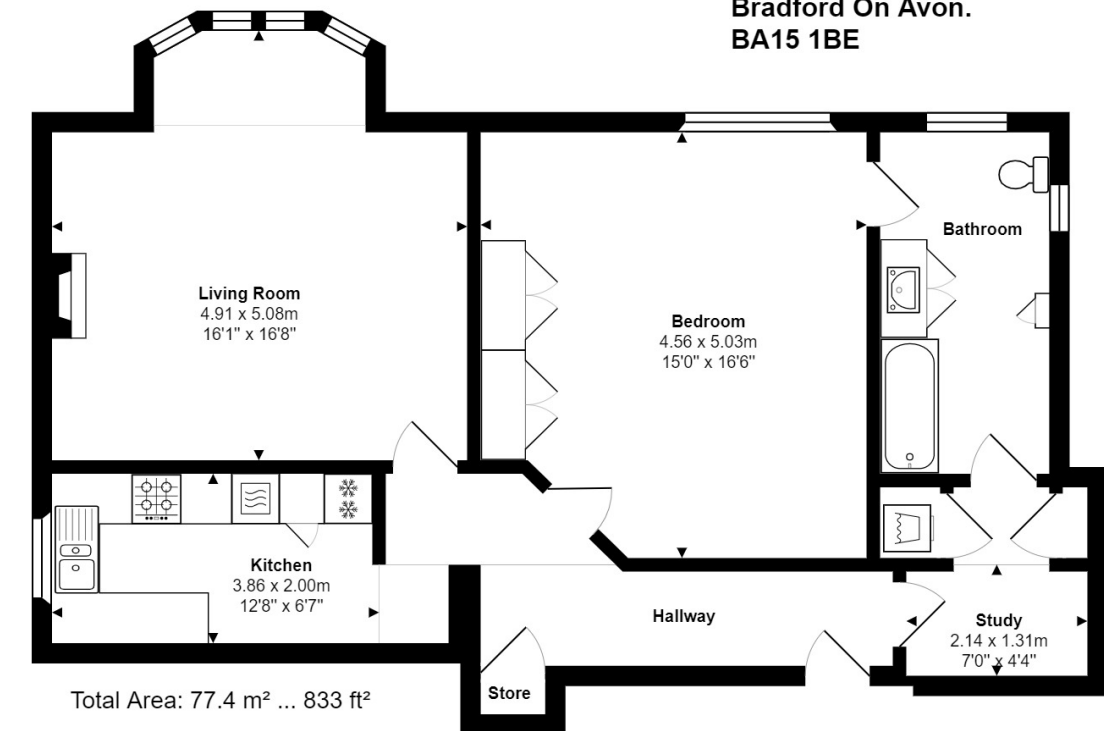
The property benefits from allocated parking for 1 vehicle and the use of a secure outbuilding for bicycles etc.

## Key Features

- First floor apartment
- Spacious and light accommodation
- Wide and far reaching views
- Study area
- Allocated parking for 1 vehicle

## Floor Plan

**Flat 3a, Conigre House  
5 Kingsfield Grange Road  
Bradford On Avon.  
BA15 1BE**



IMPORTANT NOTICE: This floor plan is intended to support potential buyers/tenants to better visualise a property's internal layout. It should be used in conjunction with marketing images to create a sense of the inside spaces. All measurements, while within acceptable tolerances, are approximate and for illustrative purposes only. Not drawn to scale.

## General Information

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

Heating: Gas fired central heating

Local Authority: Wiltshire Council

Council Tax Band: Band B – £1,898.93

Management Fee: £144.67 per month

Ground Rent: N/A

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