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Residential Sales



8 Stones Court, Bradford-on-Avon, BA15 1FQ

Situated in the heart of the town, a light and spacious, 2 bedrooms first floor apartment with allocated parking and communal garden.

Tenure: Leasehold

£300,000

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

A spacious, well presented first floor apartment situated in a very convenient central position with the benefit of secure allocated parking and communal garden.

Ground Floor Communal Entrance accessed via an oak front door with glazed panel to the side, individual post boxes, radiator, rear access to the garden, stairs rising to the first floor.

First Floor

Door to Apartment 8

Entrance Hall with radiator, intercom system, alarm system, access to partially boarded loft space via loft ladder, cupboard housing the air cleaning system and storage space, cloaks cupboard with hanging rail.

Bathroom with WC, wash hand basin, bath having glazed shower screen and thermostatic shower over, partially tiled walls, tiled flooring, ladder style radiator, downlighting.

Bedroom 1 with front aspect window, radiator, 2 built-in double wardrobes.

Bedroom 2 with front aspect window, radiator, recessed shelving, views across to Christchurch.

Living/Dining Room with rear aspect window, rear aspect Juliet balcony with French doors, Velux window, radiators. Open to:-

Kitchen with range of cream floor and wall mounted units having work surface incorporation 1½ bowl stainless steel sink with mixer tap and drainer, integrated appliances include; dishwasher, washing machine, fridge/freezer, induction hob and oven, tiled flooring, tiled splashback, downlights, window.

Externally the property is approached via attractive wrought iron double gates bordered by stone pillars and an attractive stone wall. The parking area is block paved with one allocated parking space.

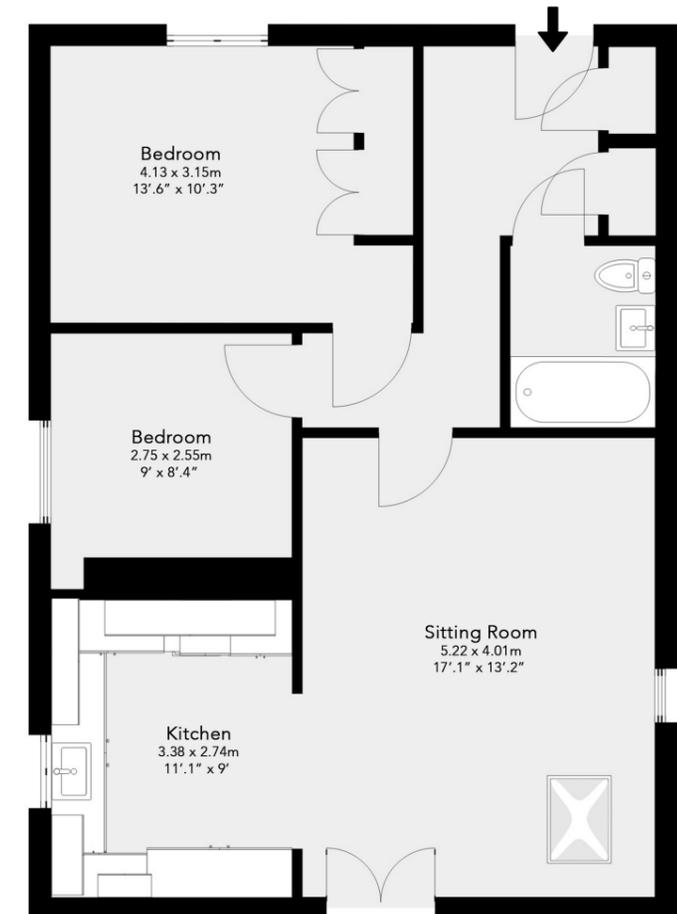
A pedestrian wrought iron gate leads you through to the level communal lawned area with patio and an additional gate providing side access.

Key Features

- First floor apartment
- 2 bedrooms
- Open plan living space
- Allocated parking for 1 vehicle
- Use of communal gardens
- Central location
- Excellent investment opportunity or first time buy

Floor Plan

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Total Floor Area
(approx)
62 Sqm
667 Sqft

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 C – £2,171.91 2025/2026.

Tenure: Leasehold with the remainder of 999 year lease from 2016

Management Charge: £100 pcm

Ground Rent: £150 per annum

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