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Residential Sales

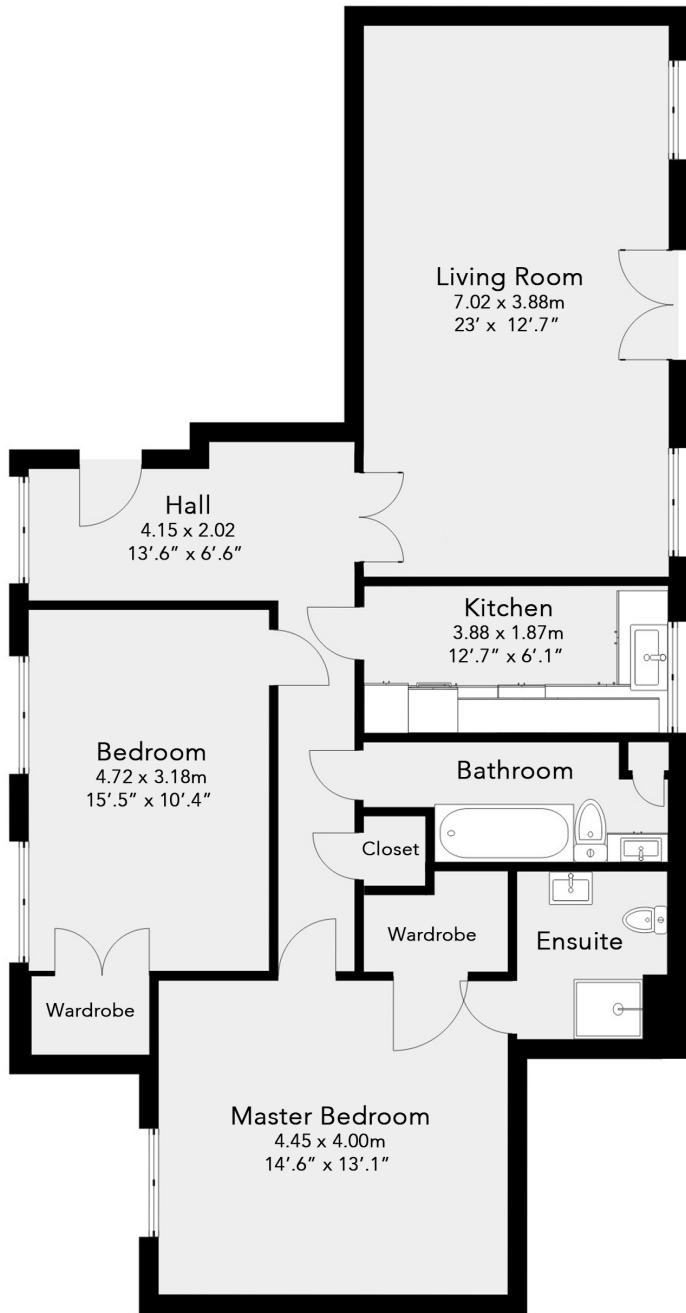


Greenland Mills, Bradford on Avon



Floor Plan

26 Greenland Mills, Bradford on Avon, BA15 1BL



Total Floor Area
(approx)
91.8 Sqm
988 Sqft



26 Upper Mill
Greenland Mills
Bradford on Avon
BA15 1BL

An exceptional 2 bedroom first floor apartment enjoying picturesque riverside views, conveniently located on the desirable Greenland Mills development. Offered with no onward chain.

Tenure: Share of Freehold

£450,000

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



Situation

Greenland Mills is situated in an idyllic position on the bank of the River Avon, a short, level stroll into 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.

General Information

Tenure: Share of freehold with the remainder of a 999 year lease
Services: We are advised that all mains services are connected.
Heating: Gas fired central heating
Local Authority: Wiltshire Council
Council Tax Band: Band F – £3,697.71
Management Charges: TBC

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Description

Positioned within the highly desirable Greenland Mills development, a level stroll from the vibrant town centre, this beautifully presented 2 bedroom first floor apartment offers captivating views of the River Avon.

Accessed via a well maintained communal entrance with both stairs and lift access, the first floor apartment provides a spacious and inviting hallway with a handy storage cupboard. At the heart of the home is an impressive reception room, bathed in natural light and boasting high ceilings and generous proportions. A Juliette balcony frames picture-perfect views of the River Avon, offering a tranquil outlook and an abundance of charm.

The kitchen is thoughtfully designed, featuring a comprehensive range of integrated appliances and ample storage. Both bedrooms are well proportioned doubles and benefit from built-in wardrobes. The principal bedroom enjoys the added luxury of an en suite shower room, while a main bathroom serves the second bedroom.

Externally, the property benefits from 2 allocated parking spaces and access to beautifully maintained communal riverside gardens.

Accommodation

Ground Floor

Communal Entrance Hall

With stairs rising and lift to upper floors.

First Floor

Communal Landing Area

With door to apartment 26

Hallway

With front aspect window, radiator, storage cupboard.

Reception Room

Accessed via partially glazed double doors with rear aspect windows, glazed double doors to Juliette balcony, 2 radiators.

Kitchen

With hardwood flooring, rear aspect window, radiator, a range of floor and wall mounted units having worktops incorporating 1½ bowl stainless steel sink and drainer, 4 ring gas hob with extractor over, integrated appliances include; dishwasher, eye-level oven and microwave/grill, fridge/freezer.

Bedroom 1

With front aspect window, radiator, built-in wardrobe, door to:-

En suite Shower Room

With concealed cistern WC, wall hung wash hand basin, glazed shower cubicle, tiled flooring, tiled walls, radiator.

Bedroom 2

With 2 front aspect windows, radiators, built-in wardrobe.

Bathroom

With concealed cistern WC, vanity unit having inset wash hand basin, panelled bath with glazed shower screen and showerhead attachment, tiled walls, tiled flooring, radiator, cupboard housing gas fired boiler providing domestic hot water and central heating.

Externally

Parking and Communal Gardens

The property benefits from 2 allocated parking spaces and access to beautifully maintained communal riverside gardens.