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Residential Sales



22 The Ropewalk, Bradford-on-Avon, BA15 1LQ

A beautifully refurbished, 2 bedroom apartment with level access and situated in a popular, development for the over 55's. The property benefits from private parking and use of the communal facilities.

Tenure: Leasehold

£210,000

Situation

No 22. 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.

General Information

Services: We are advised that all mains services are connected.
Heating: ultra modern slimline electric panel heaters
Tenure: Leasehold
Management Company: Kingsdale
Management Fees: £305 per month
Local Authority: Wiltshire Council
Council Tax Band: Band C – £2,054.41

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Description

Entrance Hall – Accessed via hardwood front door with Velux window, electric radiator, wood effect flooring, downlighting, coving, access to loft space.

Bathroom – With wood effect flooring, WC, walk-in shower having Mira shower, rainforest head, hand held shower attachment, tiled walls and glazed screen, vanity unit with Italian granite plinth and inset twin wash hand basins and mixer taps, Velux window, downlighting, shaver point, mirror with lighting, electric heated towel rail, linen cupboard housing hot water cylinder, pump and slatted shelving, further cupboard with shelving.

Bedroom 1 – With front aspect double window, electric radiator, built-in sliding door wardrobes, coving, downlights, wood effect flooring, ample electric sockets with USB points.

Sitting Room – With front aspect triple window, wood effect flooring, coving, downlighting, arch to:-

Kitchen – With a range of floor and wall mounted units having Italian granite worktops incorporating stainless steel square sink and mixer tap, granite upstands, integrated AEG dishwasher, Samsung washing machine, low level double oven, induction hob, extractor fan, integrated wine cooler, Samsung fridge/freezer, Velux window, downlighting.

Bedroom 2/Dining Room – With front aspect window, wood effect flooring, coving, downlighting.

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

- Recently fully refurbished throughout
- Over 55’s development
- This property is accessed by level access from the carpark
- 1/2 bedrooms
- Luxury shower room
- Private parking
- Use of communal facilities including garden and guest suite
- Lift to lower level and gardens
- Blinds included
- Please note there is not a property above

Floor Plan

