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Residential Sales



8 Cottle Avenue, Bradford on Avon





Floor Plan

8 Cottle Avenue, Bradford on Avon, BA15 1FD



Total Floor Area  
(approx)  
106 Sqm  
1141 Sqft

8 Cottle Avenue  
Bradford on Avon  
BA15 1FD

Situated in a superb development for the over 55’s, a beautifully presented 3 bedroom ground floor apartment with en suite facilities and private gardens.

Tenure: Leasehold

£425,000

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

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: Gas fired central heating  
Tenure: Leasehold with the remainder of 999 year lease from 2013  
Ground Rent: £350 per annum  
Service Charge: £6,000 per annum approx.  
Local Authority: Wiltshire Council  
Council Tax Band: Band E – £3128.82

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# Description

Nestled within a thoughtfully designed development for the over 55s, this beautifully presented 3 bedroom ground floor apartment offers an enviable combination of generous proportions, modern comfort and a high level of privacy.

The well planned accommodation is both practical and stylish. Upon entering, you’re welcomed into a spacious hallway that opens directly into a bright and versatile dining hall, perfect for entertaining or relaxing. The adjacent kitchen is sleek and functional, offering a range of integrated appliances to support modern day-to-day living.

A standout feature is the dual aspect living room, bathed in natural light, featuring a charming fireplace and French doors opening to a delightful garden room which in turn, leads to the private garden having a westerly aspect, an ideal spot for enjoying sunny afternoons.

The property benefits from 3 bedrooms, one currently used as a study, providing flexibility for guests or hobbies. The principal bedroom enjoys a luxurious en suite, whilst a contemporary family bathroom serves the remaining accommodation.

Externally, there is off road parking to the front and a private garden to the rear with paved seating areas, lawn and mature planting.

# Accommodation

## Ground Floor

### Entrance Hall

Accessed via partially glazed front door, wood effect flooring, storage cupboard, airing cupboard, open to:-

### Dining Hall

With wood effect flooring, radiator.

### Kitchen

With tiled flooring, side aspect window, radiator, a range of floor and wall mounted units having Silestone worktops incorporating twin bowl stainless steel sink and scored drainer, integrated appliances include; fridge/freezer, dishwasher, washing machine, Bosch oven, Bosch microwave-grill and 4 ring gas hob with stainless steel and glass extractor over, concealed gas fired boiler providing domestic hot water and central heating.

### Bedroom 3/Study

With front aspect window, radiator.

### Shower Room

With tiled flooring, heated towel rail, double width walk-in shower, WC, vanity unit having inset wash hand basin, wall mounted mirror.

### Bedroom 2

With side aspect window, radiator, built-in wardrobes.

### Bedroom 1

With rear aspect window, built-in wardrobes, radiator, door to:-

### En suite Bathroom

With tiled flooring, bath, double width walk-in shower, WC, vanity unit having inset wash hand basin, heated towel rail.

### Living Room

Being dual aspect to the side and rear, fireplace having inset gas fire, radiator, French doors to:-

### Garden Room

With tiled flooring, radiator, French doors to garden, dual aspect windows.

## Externally

### Garden and Parking

The private, west facing garden is enclosed by picket fencing and offers both lawned and paved seating areas with mature planted borders.

To the front of the property, there is private parking for 1 vehicle, visitors parking is also available close by.

