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Flat 1, 10 Kingston Mill Lofts, Kingston Road,      £1,650 pcm  
Bradford-on-Avon, Wiltshire, BA15 1AB

A bespoke refurbishment of a 19th century Grade II listed building providing a 2 bedroom luxury loft style apartment set in the heart of Bradford on Avon with central views, lift and allocated parking. Available for long term let on an unfurnished basis.

Available Now      Unfurnished



# Key Features

- Split Level Loft Apartment
  - 2 Bathrooms and cloakroom
  - Lift access
- 2 Bedrooms
  - Allocated parking space for 1 vehicle
  - High specification accommodation throughout

# Description

With a sleek kitchen, underfloor heating, Villeroy and Boch sanitary ware to the modern bathrooms, the apartment within this Grade II building has been sympathetically renovated retaining features such as original ironwork, the unusual ‘saw toothed’ roofline and generous window apertures that allow the apartment to be flooded with light. Enjoying two bedrooms and two bathrooms, separate cloakroom, 2 utility cupboards, lift acces as well as allocated parking for 1 vehicle, this apartment offers the occupier loft style living to a very high specification in the centre of Bradford–On–Avon.

# Accommodation

## Ground Floor

### Entrance hall

Video phone access to hall, with lift or stairs to the first floor, further electronic residents access door.

### First Floor

### Communal Hall

Front door leading into Apartment 1

### Hallway

Wooden doors leading to the cloakroom, bedroom 1, open plan living room/kitchen and stairs to the upper floor. Utility cupboard with Neff washer/dryer and concealed boiler serving domestic hot water and underfloor heating. Further double storage cupboard.

### Cloakroom

With Villeroy and Boch sanitary ware, Hans Grohe fitments, low flush WC with concealed cistern, bespoke floor tiling, wash hand basin.

### Bedroom 1

Having double built–in wardrobes with sliding doors, angled Velux windows, exposed ceiling timbers, bespoke radiator and door through to the:

### En suite

Comprising of Villeroy and Boch sanitary ware including a wash hand basin with vanity cupboard below, WC and concealed cistern, bath with a chrome riser and shower head, dual fuel towel rail, vaulted ceiling and exposed timbers.

### Open Plan Kitchen/Sitting Room

windows and arched stone framed mill window overlooking the shopping courtyard of Bradford on Avon. Deep, oak window sills, oak flooring, exposed timbers and a bespoke Leicht kitchen with silestone work surface and upstand. Neff induction hob, one and a half bowl composite sink with Quooker tap, built–in appliances and wall lights.

### Inner Lobby

With stairs rising to the first floor landing, understairs storage cupboard.

### Second Floor

### Landing

With door through to the shower room, built in wardrobe.

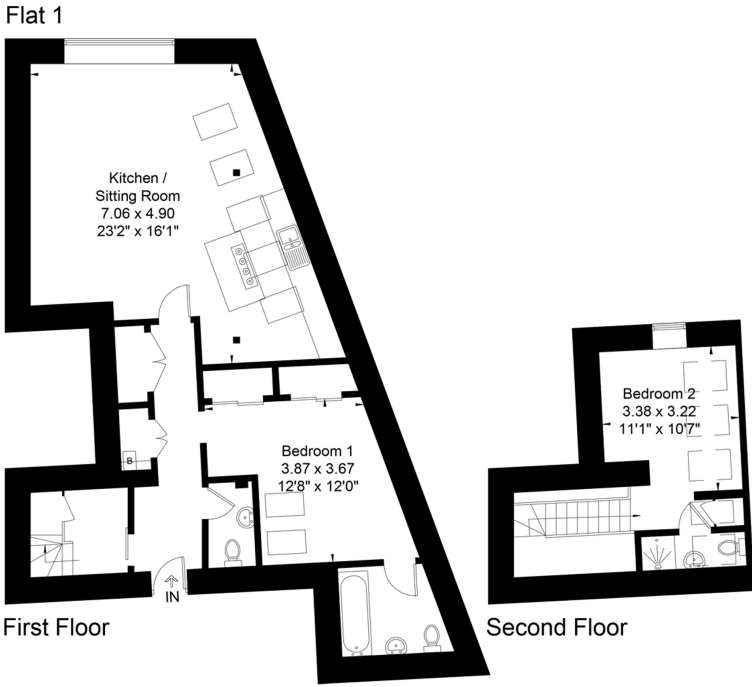
### Shower Room

with walk–in shower unit, wall mounted Hans Grohe shower, extractor fan, down lighting, wash hand basin, mixer tap and vanity cupboard, low flush WC, ornate tiling, towel rail, window.

### Bedroom 2

Having continuation of the saw tooth roof with three west north westerly aspect windows and an internal fixed window overlooking the sitting room.

10 Kingston Rd, Bradford-on-Avon BA15 1JX  
Approximate Gross Internal Area  
Flat 1 = 101.4 sq m / 1091 sq ft



These plans are prepared in accordance with the guidelines as set out by the RICS Code of Measuring Practice. Whilst every attempt has been made to ensure accuracy, all measurements should be treated as approximate and as such are for illustrative purposes only. Not to Scale. Photos | Floor Plans | Energy Performance Certificates | Design | Print | www.roomcpm.com | © Room - Creative Property Marketing Ltd 2019



# General Information

EPC rating C  
Wiltshire Council Tax Band D – £2435.11  
Holding Deposit equivalent to 1 weeks rent £380.00  
Damages Deposit equivalent to 5 weeks rent £1900.00

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