



1 BEDROOM APARTMENT | GRIST COURT, BA15 | OFFERS OVER £200,000



## DESCRIPTION

This lovely one bedroom first floor apartment is located in the ever popular and highly sought after Kingston Mills development. With fantastic views of the River Avon and within easy walking distance to everything Bradford-On-Avon has to offer, including a plethora of pubs and restaurants, beautiful river and canal walks and very close to the train station. Through the front door there is an entrance hall with a handy storage cupboard, a double bedroom with built in wardrobe, large open plan style sitting/dining/kitchen area with video intercom system, contemporary family bathroom and underfloor heating throughout. All in all, a wonderful opportunity for any first time buyer of investor.

Grist Court is situated right in the heart of the beautiful town of Bradford on Avon, offering level access and a very short distance from the incredible range of shops, public houses, superb restaurants and local cafes. There are many more amenities close by including the town library and swimming pool, river and canal side walks and doctors surgery. The railway station also provides direct services to Bath, Bristol, Salisbury and London Waterloo and is located just a short walk and just over the bridge from this lovely apartment.

Tenure: Leasehold

Local Authority: Wiltshire Council

Council Tax Band: B

EPC Rating: B

Mains electricity, water and drainage.

Electric heating

Ground Rent: £400 approx per year

Annual Service Charge: £1,200 approx

Length of Lease: Please contact Appleby & Townend



## KEY FEATURES

- Superb first floor apartment
- Close to train station
- Views of the River Avon
- Bedroom with built in wardrobe
- Intercom system
- Wonderful location
- Close to river and canal walks
- Modern open plan living
- Family bathroom
- Ideal for first time buyers or investors









## First Floor

Approx. 46.5 sq. metres (500.3 sq. feet)



Total area: approx. 46.5 sq. metres (500.3 sq. feet)

## ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	83   B	84   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## DISCLAIMER

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.

## APPLEBY & TOWNEND

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