



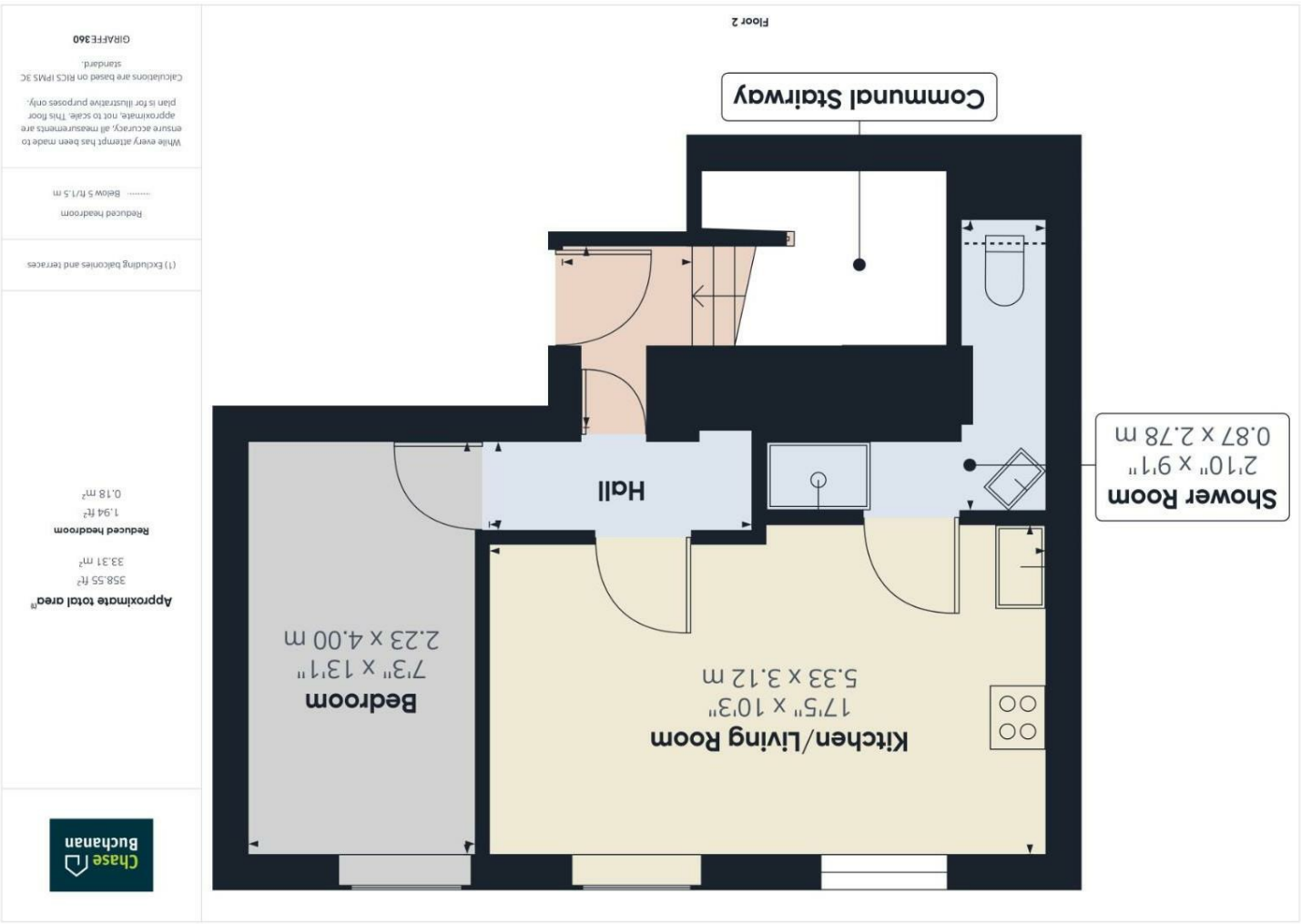
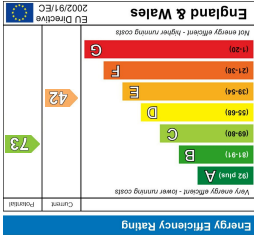
T: 01225 341504
E: trowbridge@chasebuchanan.co.uk

OFFICE
63 Fore Street
Trowbridge
BA14 8ET

IMPORTANT NOTICE
These particulars, the information and measurements contained herein, are given as a guide only and do not constitute any part of an offer or contract. Prospective tenants/purchasers should not rely upon the particulars as statements or representations of fact and must satisfy themselves by inspection as to their accuracy. No person in the employment of Chase Buchanan has authority to make or give any representation or warranty about this property. These details were prepared on the date stated and are subject to future amendment.

Code of Practice
The Code of Practice on commercial leases recommends you seek professional advice from a qualified Surveyor, Solicitor or a Licensed Conveyancer before agreeing or signing a business tenancy agreement. The code is available from professional institutions and trade associations or through the website www.leasebusinesspremises.co.uk

Asbestos Regulations
It is the responsibility of the owner or tenant of the property, and anyone who has control over it (CAR 2006). The detection of asbestos and asbestos related compounds is beyond the scope of Chase Buchanan and accordingly we recommend you obtain advice from a specialist source.



Flat 3 3 Bull Pit
Bradford-On-Avon, Wiltshire, BA15 1NB
£175,000

- One Bedroom Character Second Floor Apartment in Grade II Listed Building with Parking
- Entrance Hall, Well Fitted Open Plan Kitchen/Living Room
- Electric Heating
- EPC Rating E / Council Tax Band A
- 360 VIRTUAL TOUR AVAILABLE
- Tucked Away Central Location Close Town Centre & All Amenities
- Shower Room
- Allocated Parking Space
- Ideal For First Time Buyer or As An Investment Property.
- NO ONWARD CHAIN



SITUATION

Situated within the centre of the historic and picturesque town of Bradford on Avon which offers a full range of amenities including a health centre, library, swimming pool, local fresh produce markets, many popular pubs, restaurants, cafés and delicatessens. Having the river Avon running through and surrounded by beautiful countryside the town also benefits from a central railway station having direct access to the cities of Bristol, Bath, Salisbury and London. The world heritage city of Bath is approximately six miles away and offers an excellent range of shopping, restaurants, cafes and wine bars among plenty of cultural activities including well respected music, festivals and Bath Royal Theatre.

The County Town of Trowbridge is only a short distance away and has benefitted from significant development over the few years. Local amenities include a railway station, a good range of schooling for all ages, shopping, restaurants and leisure facilities including a multi-screen cinema and sports centre. Trowbridge offers an abundance of parking opportunities and excellent access to all the town has to offer.

DESCRIPTION

An attractive character one bedroom second floor apartment situated in a Grade II Listed building which was refurbished in 2021 offering original beams and window seats. Enjoying its own private entrance from a communal entrance hall the apartment offers accommodation including a well fitted open plan kitchen/living room with a built in oven, 4 ring hob and an extractor hood, with an integrated under counter fridge & freezer in addition. The apartment also offers one bedroom, a shower room, electric heating and an allocated parking space adjacent to the property.

NO ONWARD CHAIN

DIRECTIONS

As you enter Bradford On Avon from the Trowbridge direction on the A363 proceed towards the town centre. Upon reaching the town bridge proceed across and before reaching the mini roundabout turn sharp left into the Bull Pit. Follow this road beside the river for approximately 100 yards and then bear round to the right and then turn left and you will find the property on your right hand side.

ACCOMMODATION

COMMUNAL ENTRANCE HALL

Wrought iron steps and balustrade leading to front door with sensor outside light. Part glazed front and window to communal entrance hall. Communal entrance hall with stairs to all floors.

ENTRANCE HALL

With a work surface area with space under and plumbing for washing machine. Doors to bedroom and kitchen/living room.

OPEN PLAN KITCHEN/LIVING ROOM

17'2" x 9'6" (5.24m x 2.91m)
With a single drainer stainless steel sink unit with mixer taps over and cupboards

under. There is a range of fitted modern base units and wall cupboards with laminate work surface and tiled splash backs incorporating a built in Lamona electric oven with two ring electric hob unit over and a stainless steel extractor hood. There is also an integrated under counter fridge & freezer, two sash windows with beams over and window seats to the front over looking Church Street

SHOWER ROOM

With a white suite comprising a tiled shower cubicle with a triton T80Z electric shower, low level WC, wash hand basin and extractor fan.

BEDROOM ONE

13'0" x 7'3" (3.97m x 2.21m)
Electric convector heater, sash window with beam over and window seat.

EXTERNALLY

PARKING

There is a large gravelled parking and turning area with one allocated parking space.

TENURE

The property is Leasehold on a 125 year Lease dating from 2021

Ground Rent is £180 Per annum

There is an annual service charge pf £2370.68.Including repairs & maintenance, Insurance, Professional Fees and ground maintenance.

COUNCIL TAX

The property is in Band A with he amount payable for 2024/25 being £1623.41

LETTINGS & MANAGEMENT

The property is being offered with vacant possession and would achieve a monthly rental of around £850 per month. Chase Buchanan offer a comprehensive lettings service and for more information if we can be of any assistance with your other rental needs, please do not hesitate to contact our team on 01225-341504.

VIEWING

To arrange a viewing please call 01225-341504 or email trowbridge@chasebuchanan.co.uk

CODE

12/08/2024 11367

