



3 Fitzmaurice Place
Bradford on Avon, Wiltshire, BA15 1EL



Smart ground floor retirement apartment located within the former Fitzmaurice Grammar School Building only a short level walk to central amenities including train station, library, doctors, shops, cafes and benefitting from a bus stop directly outside the complex.



Two Bedrooms
Fully Modernised Shower Room With Walk-in Shower
Southerly Aspect Sitting Room With Patio Door To The Rear
Kitchen Breakfast Room
Separate Utility Room
Walk-In Storage Cupboard
Excellent Position On The Ground Floor
Communal Rooms And Guest En-Suite Facilities
Ample Storage
£164,950



Fitzmaurice Place

The former Fitzmaurice Grammar School development is a purpose built retirement complex located not far from the town centre and designed specifically for the over 55's. These well appointed properties provide low maintenance living for those wishing to retain their independence, with security and emergency systems in place providing peace of mind. The communal facilities within the complex include a resident's lounge, which has many regular functions available to all. Well-maintained gardens surround the development with a number of parking spaces available to residents and visitors. Carports are also available, subject to a reservation fee and availability. There is also a guest suite within the main complex.

ACCOMMODATION

(all dimensions being approximate)

GROUND FLOOR

Entrance Hall

Electric storage heater, cloaks cupboard.

Sitting Room

4.34m (14'3") max x 3.69m (12'1")

Southerly facing aspect with double glazed patio door and window. Decorative fireplace with electric fire. TV point with satellite dish connection.

Kitchen

4.34m (14'3") x 1.97m (6'6")

Fitted with high level grill/oven and microwave, infra red electric hob with extractor over, 1 + 1/2 bowl stainless steel sink unit and mixer tap with ample work surfaces. Space for a fridge freezer.

Walk-In Storage Cupboard

Large cupboard that was used by the previous owners for storage/study.

Utility Room

2.21m (7'3") x 0.90m (2'11")

Plumbing for washing machine with shelf over for tumble dryer. Wash hand basin with tile splash back, extractor fan.

Bedroom 1

4.34m (14'3") max x 3.47m (11'5")

Two double fitted wardrobes and drawer unit with TV point.

Bedroom 2

3.30m (10'10") x 2.22m (7'3")

Shower Room

Newly modernised shower room with low level walk-in shower, vanity unit and close coupled WC. The shower has been lined with easy-clean shower boards with the majority of the rest of the room tiled. There is a large fitted mirror and shelving plus a chrome electric shower and heated towel rail.

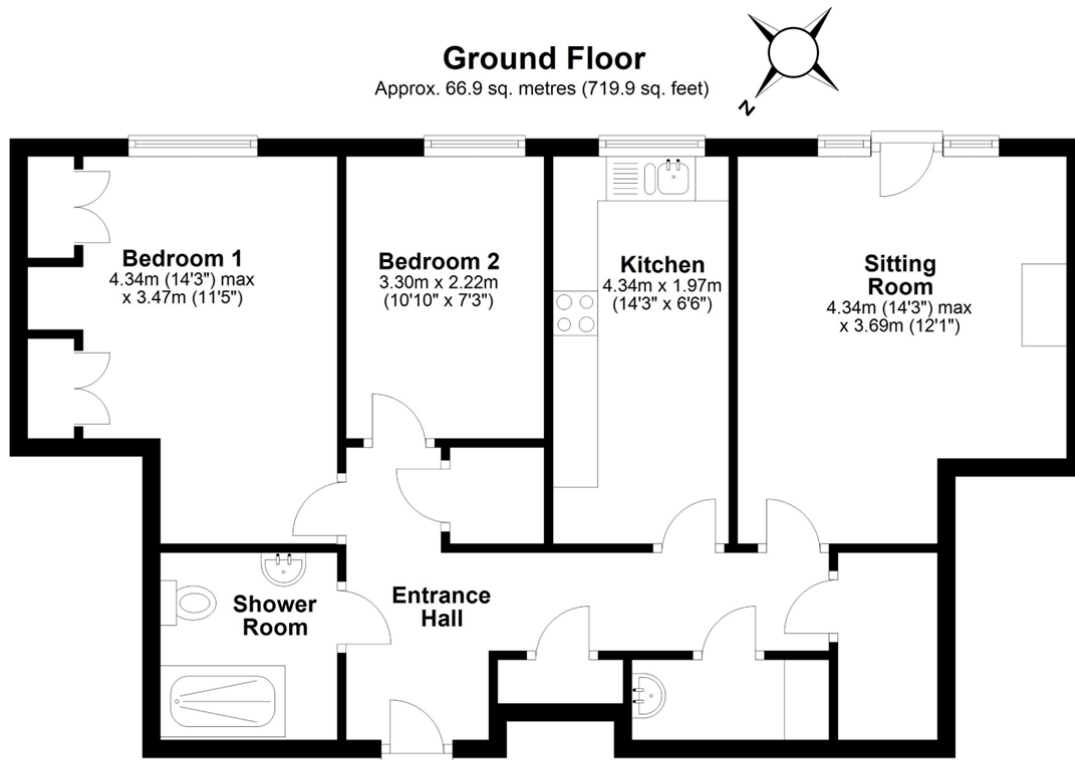
Tenure: Leasehold (99 years from 01 January 1988)

Ground Rent: £190.32 half yearly

Service Charge: £951.51 (1 April - 30 June 2024)

Council Tax: Band D - £2,435.11 (April 2024 - March 2025 financial year)





Total area: approx. 66.9 sq. metres (719.9 sq. feet)

This representation is provided for general guidance and is not to scale.
All measurements quoted are approximate.
Plan produced using PlanUp.



Viewing: Strictly by appointment through the agent **Kingstons**.

Directions: From our office in Silver Street, proceed down the hill, over the mini roundabout and across the town bridge. At the next mini roundabout take the second exit onto Frome Road. At the next mini roundabout turn left onto Junction Road, where Fitzmaurice Place will be found on the right-hand side.

Please Note: Every care has been taken with the preparation of these details, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 70 C | 79 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |