



Flat 3, Westbury House
St. Margarets Street, Bradford on Avon, Wiltshire, BA15 1DE

Smart apartment situated on the first floor of Westbury House, an Impressive 18th century Grade II* listed building occupying a central position in Bradford, conveniently situated for the train station and other town centre amenities. Enjoying a wealth of features including high ceilings, panelling and tall sash windows providing lovely town views. Presenting an ideal first time, downsizing or investment purchase, early viewing is recommended.

One Bedroom
Living Room
Kitchen
Bathroom
Communal Laundry Room

£190,000



ACCOMMODATION (all dimensions being approximate)

FIRST FLOOR

Hallway

Wooden entrance door to front.

Living Room

3.68m (12'1") x 3.56m (11'8")

Two wooden glazed sash windows with window seats, radiator.

Bedroom

3.85m (12'8") x 2.54m (8'4")

Two wooden glazed sash windows with window seats, built-in wardrobe, radiator.

Kitchen

3.00m (9'10") x 2.62m (8'7") max

Two wooden glazed sash windows, fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, electric oven and four ring hob with extractor hood over, space for fridge freezer.

Bathroom

Wooden glazed sash windows, three piece suite comprising bath with shower over, wash hand basin and close coupled WC, heated towel rail.

Communal Laundry Room

Space for washing machine for each flat.

Council Tax: Band B - £1,893.98
(April 2024 - March 202 financial year)

Tenure: Leasehold (999 year lease commenced in 1979).

Ground Rent: N/A.

Service Charge: £250 Per Month.

Viewing: Strictly by appointment through the Agent Kingstons.

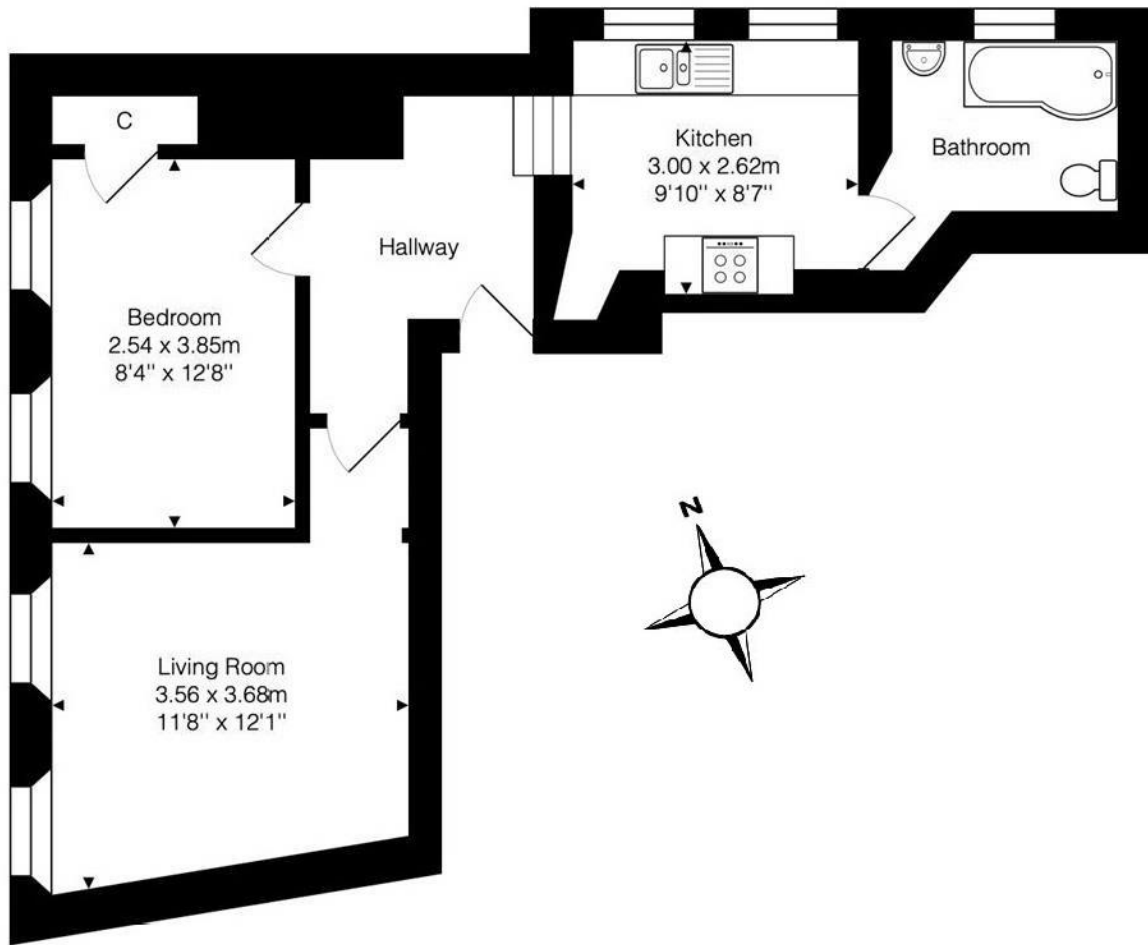
Directions: From our office in Silver Street, proceed down the hill, straight over the mini roundabout and over the town bridge onto St. Margarets Street. Westbury House will be found on the right-hand side.

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.



First Floor

Approx. 65.8 sq. metres (708.3 sq. feet)



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser. Area includes internal and external wall thickness
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		