



21 The Maltings
Bradford on Avon, Wiltshire, BA15 2EP



Smart second floor flat situated in a popular canal side development on the Frome side of town, conveniently located within walking distance of the town centre, train station, and various local amenities. Benefitting from its own private front door, this flat also benefits from a covered parking space and use of the communal canal side garden. Presenting an ideal investment property, first time purchase or downsizing opportunity and available with no onward chain.

One Bedroom
Open Plan Living Space
Bathroom
Covered Parking Space
Communal Canal Side Garden
Double Glazing
Electric Heating
No Onward Chain

£179,950



ACCOMMODATION (all dimensions being approximate)

FIRST FLOOR

Entrance Hall

UPVC double glazed obscure entrance door, stairs to second floor.

SECOND FLOOR

Landing

UPVC double glazed window to rear.

Living Space

5.44m (17'10") x 4.08m (13'5")

UPVC double glazed windows to both sides, fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, plumbing for washing machine, space for fridge/freezer, fitted electric oven, four ring electric hob with extractor hood over, electric storage heater.

Bedroom

3.59m (11'9") x 2.52m (8'3")

UPVC double glazed window to rear, electric storage heater, cupboard, door to:

Bathroom

Double glazed Velux window, fitted with three piece suite comprising bath with shower over, pedestal wash hand basin, close coupled WC, electric fan heater, extractor fan, shaver point and light.

EXTERNALLY

Covered parking space for one car, storage cupboard, communal canal side garden.

Council Tax: Band B - £1,893.98
(April 2024 - March 2025 financial year)

Tenure: Leasehold
(999 year lease commenced 01/10/1983)

Ground Rent: £72 Per Six Months

Service Charge: £793.19 Per Annum
(01/04/2023 - 31/03/2024)

Viewing: Strictly by appointment through the Agent Kingstons.

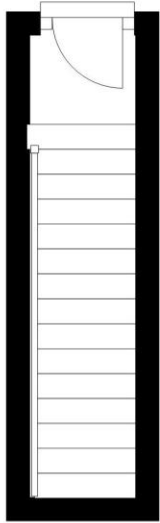
Directions: From our office in Silver Street, proceed down the hill, straight over the mini roundabout and over town bridge onto St. Margarets Street. Take the second exit at the next roundabout onto Frome Road and proceed straight over the next mini roundabout. Continue over the canal bridge where The Maltings will be found further along on the left-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.



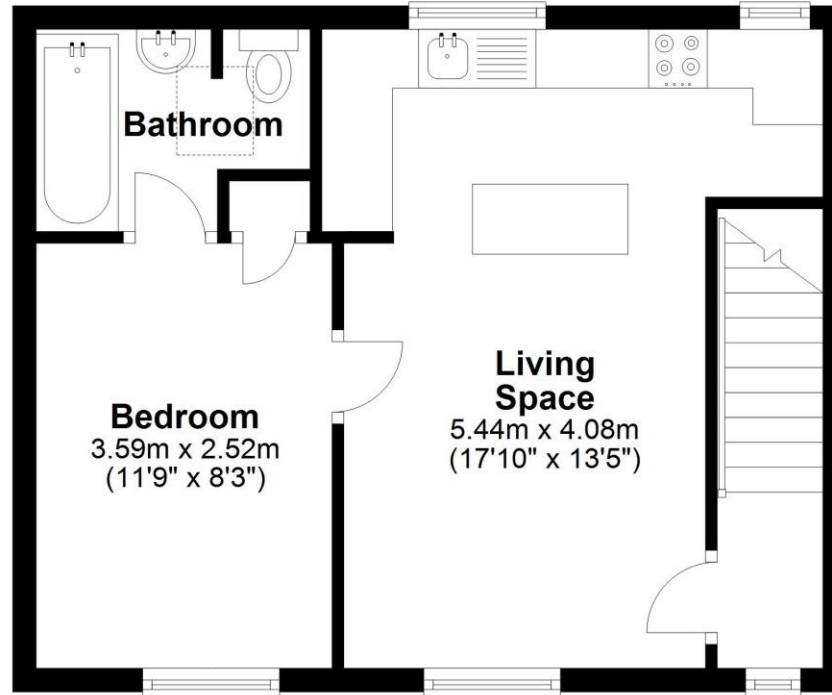
First Floor

Approx. 3.5 sq. metres (38.1 sq. feet)



Second Floor

Approx. 36.2 sq. metres (390.0 sq. feet)



Total area: approx. 39.8 sq. metres (428.1 sq. feet)

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		