



43 Grist Court  
Bradford on Avon, Wiltshire, BA15 1FJ

  
KINGSTONS

Exceptional second floor apartment located within the award winning Kingston Mills development including balcony, allocated parking and lift to all floors. Smartly presented throughout and centrally located within a short walk of the train station and many other of the town's impressive array of amenities. Presenting an excellent first time purchase, buy-to-let investment or downsizing opportunity and available with no onward chain - viewing highly recommended.

Two Bedrooms  
Bathroom  
Open Plan Living Room / Kitchen  
Balcony  
Allocated Parking Space  
Underfloor Heating  
Double Glazing  
Lift To All Floors  
No Onward Chain

**£217,500**



## ACCOMMODATION

(all dimensions being approximate)

### SECOND FLOOR

#### Hallway

Storage cupboard, cupboard housing heating system, underfloor heating.

#### Bathroom

Three piece suite comprising bath with fitted shower over, pedestal wash hand basin and close coupled WC, tiled splashbacks, extractor fan, heated towel rail, underfloor heating.

#### Bedroom 1

3.19m (10'6") max x 3.12m (10'3") max

Double glazed window overlooking courtyard, fitted wardrobe, underfloor heating.

#### Bedroom 2

2.66m (8'9") x 2.13m (7')

Double glazed window overlooking courtyard, underfloor heating.

#### LivingRoom/Kitchen

5.00m (16'5") x 3.56m (11'8")

Double glazed double doors leading to balcony overlooking the courtyard, underfloor heating, kitchen area fitted with a matching range of base and eye level units with worktop space over, 1 1/2 bowl stainless steel sink unit with mixer tap, tiled splashbacks, integrated fridge/freezer, plumbing for washing machine, fitted electric oven and four ring electric hob with pull out extractor hood over.

#### Balcony

2.53m (8'4") x 0.86m (2'10")

#### PARKING

Allocated parking space

#### Council Tax:

Band C - £2,054.41

(April 2023 - March 2024 financial year)

#### Tenure:

Leasehold

(150 year lease commenced 1st July 2010)

#### Ground Rent:

January-December 2023                      £392.05

#### Service Charge:

Half Yearly Service Charge:  
(April-September 2023)                      £512.37

Half Yearly Estate Service Charge:  
(April-September 2023)                      £165.32

**Total**                                                      **£677.69**

#### Viewing:

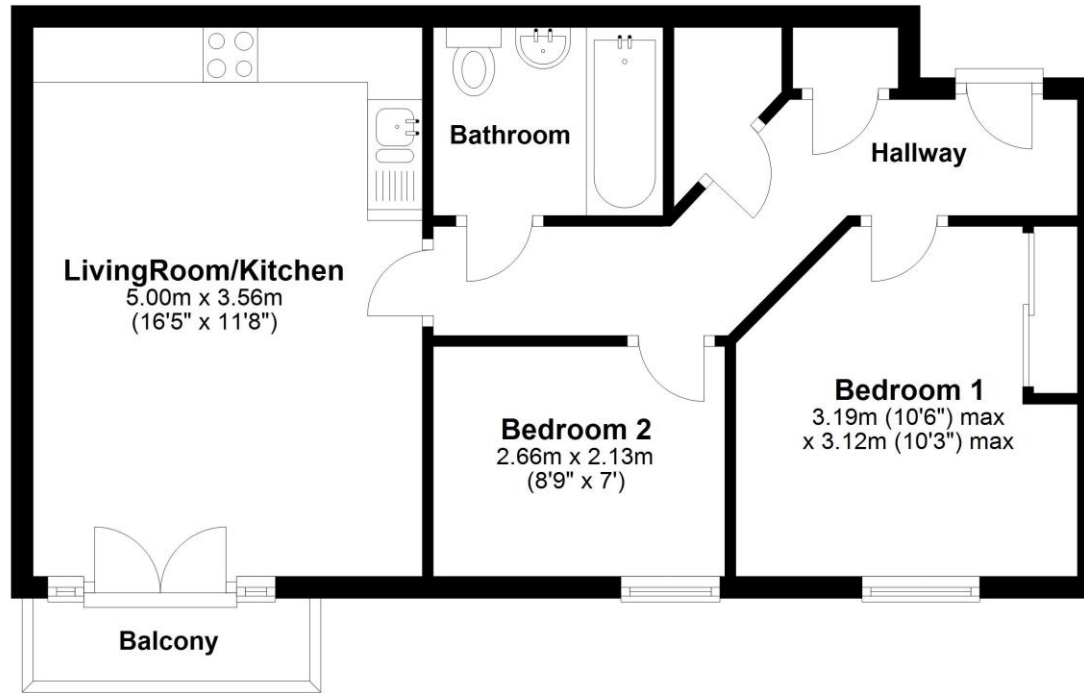
Strictly by appointment through the Agent Kingstons.

**Directions:** From our office in Silver Street, proceed down the hill, straight over the mini roundabout and turn left immediately into Bridge Yard. Follow the road around and turn left into Kingston Road. Grist Court will be found on the left hand side.



## Second Floor

Approx. 46.8 sq. metres (503.2 sq. feet)



Total area: approx. 46.8 sq. metres (503.2 sq. feet)

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

**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	85   B	86   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		