



Flat 3, The Georgian Lodge  
Bridge Street, Bradford on Avon, Wiltshire, BA15 1BY



Quirky ground floor flat within The Georgian Lodge; a beautiful Grade II Listed historic building which was tastefully converted in 2014 into 9 desirable apartments. Enjoying an envious central position, within a "stone's throw" of the train station and many other local amenities. Presenting an exceptional buy-to-let investment, holiday home or downsizing opportunity and available with no onward chain.

One Bedroom  
Living Room / Kitchen  
Study  
Shower Room  
Communal Garden  
Bike Store  
No Onward Chain

**£200,000**



## ACCOMMODATION

(all dimensions being approximate)

### GROUND FLOOR

#### Entrance Hall

Double glazed obscure entrance door to front, built-in storage cupboard, built-in airing cupboard housing hot water cylinder, built-in utility cupboard with plumbing for washing machine.

#### Living Room / Kitchen

6.95m (22'10") x 3.35m (11') max

Double glazed window to front, two electric heaters, 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, built-in electric double oven, four ring hob with pull out extractor hood over, built-in microwave.

#### Bedroom

3.02m (9'11") x 2.99m (9'10")

Double glazed window to front, electric heater, meter cupboard.

#### Shower Room

Three piece suite comprising tiled shower enclosure with fitted shower, wash hand basin with cupboard under and close coupled WC, tiled floor and half height surround, heated towel rail.

#### Study

3.69m (12'1") x 1.90m (6'3")

Obscure glazed window to side, electric heater.

### EXTERNALLY

Steps up to a communal garden area and store with individual cupboards for each flat, suitable for storing bikes.

**Tenure:** Leasehold

(999 year lease commenced in 2014)

**Ground Rent:** Peppercorn.

**Service Charge:** £1,365 Per Annum

(1<sup>st</sup> January - 31<sup>st</sup> December 2022)

**Council Tax:** Band B - £ 1,797.61

(April 2023 - March 2024 financial year)

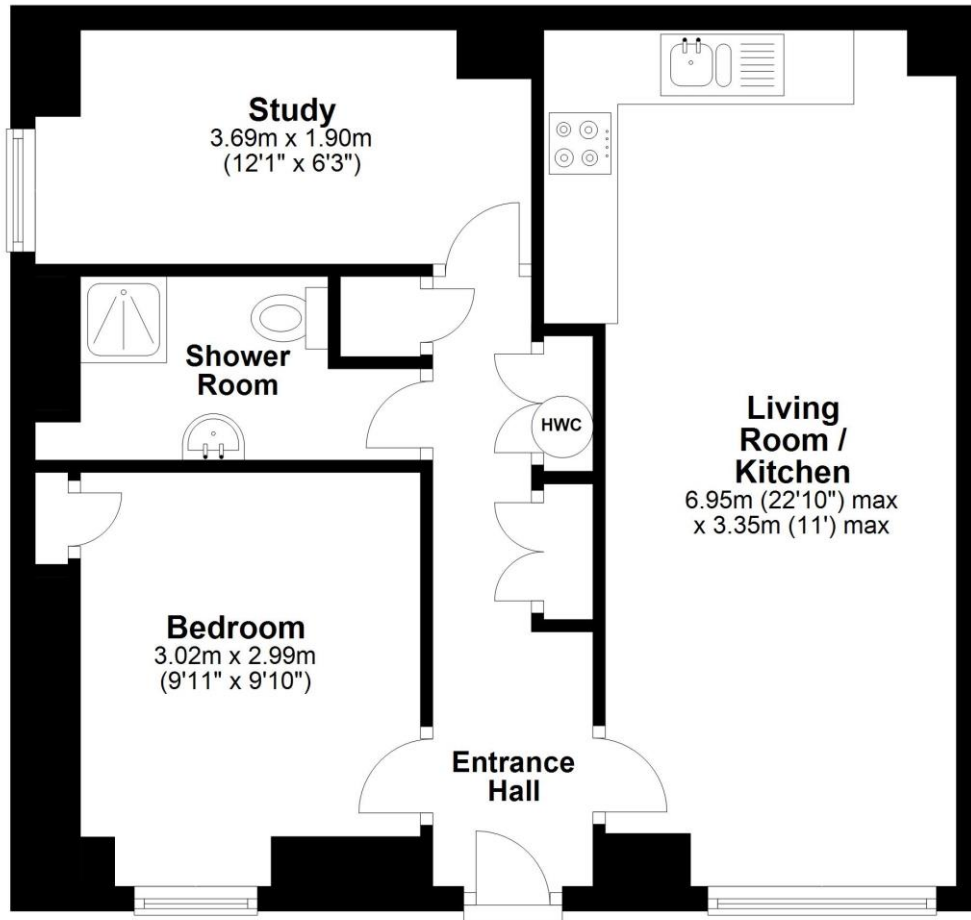
**Viewing:** Strictly by appointment through the Agent Kingstons.

**Directions:** From our office in Silver Street, proceed down the hill and straight over the mini roundabout. Proceed over the town bridge and turn immediately left onto Bridge Street where The Georgian Lodge 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.







Total area: approx. 51.1 sq. metres (549.9 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		
55-68	D	65   D	65   D
39-54	E		
21-38	F		
1-20	G		

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