



3 Abbey Mill
Church Street, Bradford on Avon, Wiltshire, BA15 1HB

Two storey retirement cottage enjoying a particularly central position within a desirable development adjacent to the River Avon. Conveniently situated within a short walk of many local amenities including shops, bank, post office, train station and main town bus stop.

Two Bedrooms
Sitting Room
Kitchen
Shower Room
Car Park
Communal Riverside Terrace
Gas Central Heating
Emergency Call System

£250,000



Abbey Mill

Abbey Mill is an impressive Grade II* listed former mill date stoned 1875, enjoying a central location alongside the River Avon. Ideally situated within a level walk of many local amenities, the mill was converted in 1997 to provide a range of high quality retirement properties with a variety of communal facilities. Designed for the over 55's, Abbey Mill provides comfortable retirement living with the benefit of a phone entry system and 24 hour emergency call system. Communal facilities include a spacious resident's lounge (ideal for private functions and general socialising), hobbies room (for DIY and painting), guest bedroom suite (pre-bookable at nominal cost for friends and family paying short visits), riverside terrace and car park.



ACCOMMODATION (all dimensions being approximate)

GROUND FLOOR

Entrance Hall

Radiator, stairs to the first floor with storage cupboard under.

Sitting/Dining Room

5.94m (19'6") x 3.53m (11'7") max

Two windows to rear, decorative fireplace, three radiators.

Kitchen

2.41m (7'11") x 2.34m (7'8")

Window to front, fitted with a matching range of base and eye level units with worktop space over, 1 1/2 bowl sink unit with mixer tap, tiled splashbacks, extractor fan, fitted eye level electric oven, four ring electric hob with pull out extractor hood over, fitted fridge/freezer, plumbing for washing machine, wall mounted gas boiler serving heating system and domestic hot water.

FIRST FLOOR Landing

Window to front, hatch with pull down retracting ladder to boarded loft space with power and light.

Bedroom 1 3.60m (11'10") x 3.00m (9'10")

Window to rear, fitted range of wardrobes, overhead storage and cupboards, radiator.

Bedroom 2 3.50m (11'6") x 2.82m (9'3") max

Window to rear, fitted range of wardrobes, overhead storage and cupboards, radiator.

Shower Room

Window to front, three piece suite comprising tiled shower enclosure with fitted shower, pedestal wash hand basin and close coupled WC, tiled splashbacks, extractor fan, shaver point, radiator.

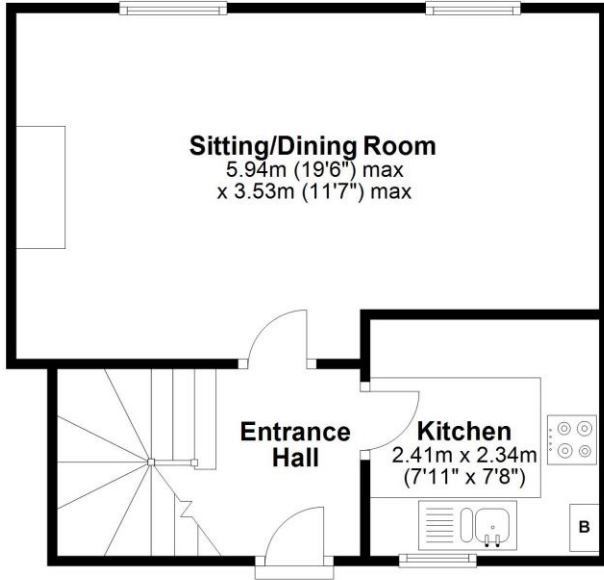
EXTERNALLY

For added security, the development is surrounded by high stone walls and is approached off Church Street through remote controlled double wrought iron gates with pedestrian gate leading to the car park. There is a small additional courtyard overlooking the river with seating for the use of residents.



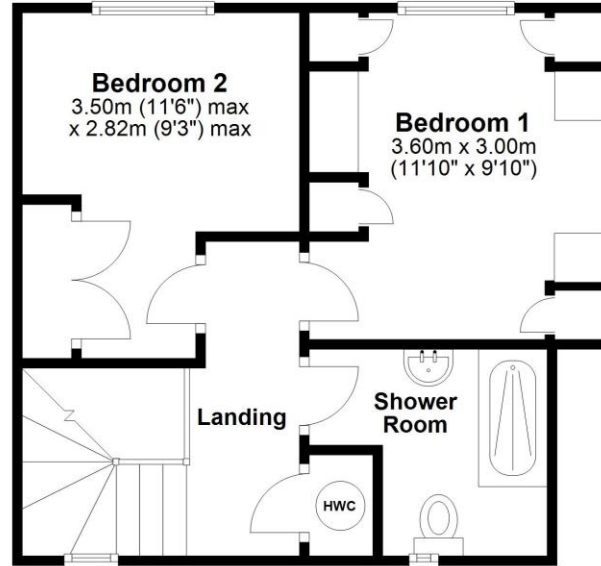
Ground Floor

Approx. 32.1 sq. metres (345.1 sq. feet)



First Floor

Approx. 32.7 sq. metres (351.6 sq. feet)



Total area: approx. 64.7 sq. metres (696.8 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		88 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold (125 year lease commenced 1st September 1997)

Ground Rent: £230.15 Per 6 Months

Service Charge: £353.41 P.C.M.

Council Tax: Band E - £ 2,976.24 (April 2024 - March 2025 financial year)

Viewing: Strictly by appointment through the Agent Kingstons.

Directions: From our office in Silver Street, proceed down the hill and turn right at the mini roundabout into Market Street. Turn left into Church Street where Abbey Mill will be found on your 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.