



23 Upper Mill
Greenland Mills, Bradford on Avon, Wiltshire, BA15 1BL


KINGSTONS

An exceptional ground floor apartment enjoying a beautiful riverside position, conveniently located in the desirable Greenland Mills development, within a level walk of the town centre and its vast array of amenities. Providing light and airy accommodation enjoying stunning uninterrupted views along the River Avon and benefitting from two allocated parking spaces. Rarely available and always popular - early viewing is strongly advised to avoid disappointment. Available with no onward chain.



Two Double Bedrooms
Sitting Room
Kitchen/Breakfast Room
Bathroom
En-Suite Shower Room
Communal Riverside Garden
Two Allocated Parking Spaces
Gas Central Heating
Double Glazing
No Onward Chain
£525,000



GREENLAND MILLS

Greenland Mills is a private development constructed in the late 1990s, situated adjacent to the River Avon, conveniently located within a short Walk of the town centre. The residents of Greenland Mills have access to the communal riverside gardens and also benefit from riparian rights such as fishing.

23 UPPER MILL ACCOMMODATION (all dimensions approximate)

GROUND FLOOR

Entrance Hall

Two double glazed windows to front, built-in airing cupboard housing hot water cylinder, built-in storage cupboard.

Sitting/Dining Room

8.08m (26'6") x 7.17m (23'6") max
Three double glazed windows to front, double glazed window to side, double glazed double doors to Juliet balcony, four radiators.

Kitchen/Breakfast Room

4.43m (14'6") x 3.44m (11'3") max
Two double glazed windows to rear, fitted with a matching range of base and eye level units with worktop space over, 1 1/2 bowl stainless steel sink with mixer tap, integrated fridge/freezer, dishwasher, washing machine, fitted electric oven, four ring gas hob with extractor hood over, radiator.

Bedroom 1

5.72m (18'9") x 5.00m (16'5")

Two double glazed windows to rear, two built-in wardrobes, radiator.

En-Suite Shower Room

Fitted with three piece suite comprising tiled shower cubicle with fitted shower, wash hand basin, and close coupled WC, tiled splashbacks and tiled flooring, heated towel rail, extractor fan.

Bedroom 2

3.88m (12'9") x 2.81m (9'3")

Double glazed window to rear, built-in wardrobe, radiator.

Bathroom

Fitted with three piece suite comprising bath with hand shower attachment, wash hand basin, close coupled WC, tiled splashbacks, shaver point and light, heated towel rail, tiled flooring, extractor fan.

EXTERNALLY

Two allocated parking spaces.

Council Tax: Band F - £3338.41
(April 2023 - March 2024 financial year)

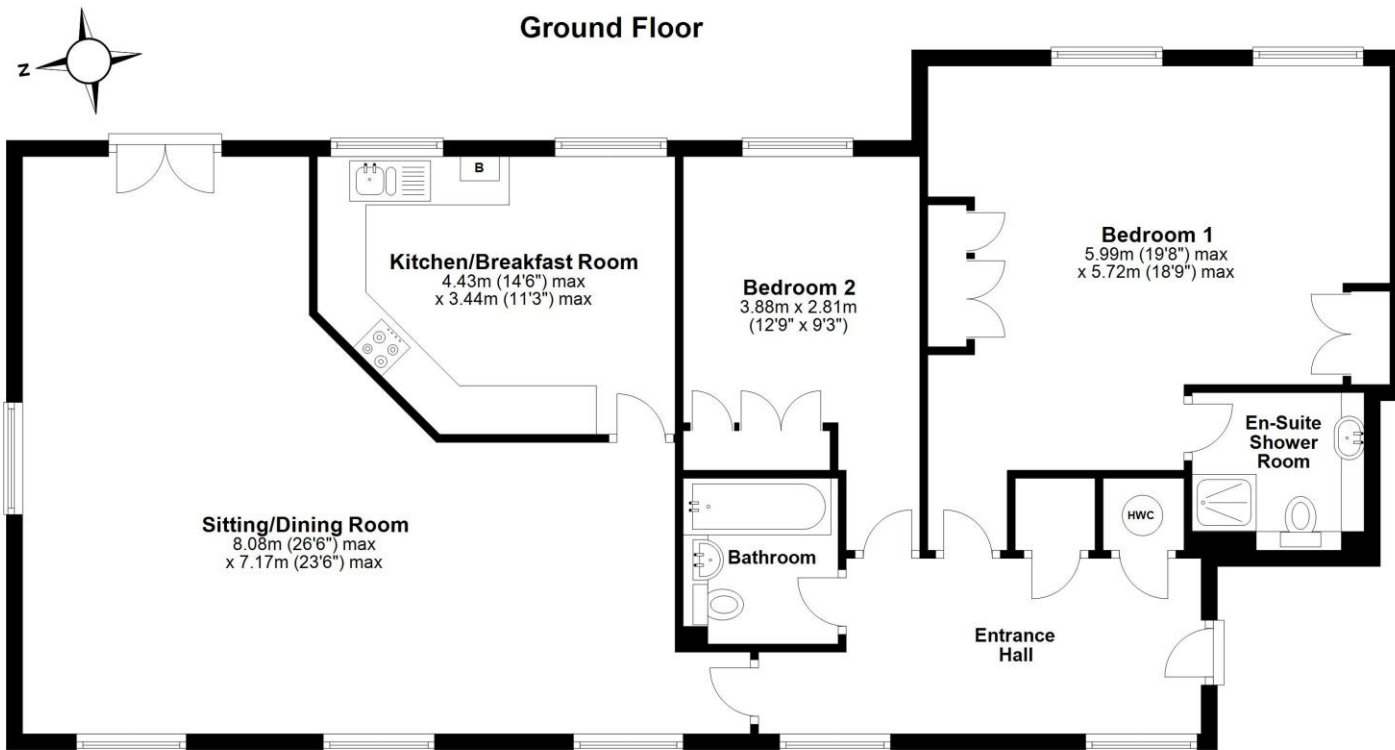
Tenure: Leasehold (999 year lease commenced in 1999). The freehold is shared ownership with the other apartments in the building.

Service Charge: £3261.85 per annum.

Estate Charge: £650.00 per annum.

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





Total area: approx. 120.7 sq. metres (1298.8 sq. feet)

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



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. Continue along the road, over the train crossing and onto Greenland Mills where Upper Mill 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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