



1 The Ropewalk  
Bradford on Avon, Wiltshire, BA15 1LQ

  
**KINGSTONS**



Smart ground floor apartment opening on to beautifully maintained communal grounds and occupying an elevated position enjoying fine south easterly views across Bradford. Situated within a highly desirable retirement complex available only to residents aged over 55 with parking and private access down to the town centre's vast array of amenities including train station, swimming pool, library, shops, restaurants and cafes. Available with no onward chain.



Beautiful Communal Gardens  
South Easterly Views  
Two Bedrooms  
Living Room  
Kitchen  
Shower Room  
Night Storage Heating  
No Onward Chain

**£225,000**



## The Rope Walk

The Ropewalk is a purpose-built retirement complex available exclusively for people aged over 55. Designed with stylish ease of living in mind, the development's benefits include an on-site manager, communal lounge atrium with views over the town, landscaped communal gardens, parking area, laundry room and designated storage cupboards.

## ACCOMMODATION

(all dimensions being approximate)

### GROUND FLOOR

#### Entrance Hall

Electric storage heater.

#### Sitting Room 4.46m (14'8") x 3.58m (11'9")

Electric storage heater, two triple glazed doors to garden, open to:

#### Kitchen 3.57m (11'9") x 1.58m (5'2")

Fitted with a matching range of base and eye level units, 1+1/2 bowl stainless steel sink with mixer tap, space for fridge and freezer, fitted electric oven, four ring electric hob with pull out extractor hood over.

#### Bedroom 1 3.87m (12'8") x 2.68m (8'9")

Two triple glazed windows to rear, electric heater, fitted wardrobe.

#### Bedroom 2 2.94m (9'8") x 2.42m (7'11")

Triple glazed window to rear.

#### Shower Room

Fitted with three-piece suite comprising shower enclosure, wash hand basin with mixer tap and storage under, and close coupled WC, shaver point, extractor fan, heated towel rail, storage cupboard, cupboard housing hot water cylinder.

### EXTERNALLY

Communal gardens with private access to the town centre via steps leading down to Church Street.

#### Council Tax:

Band C - £2,054.41 (April 2023 - March 2024 financial year)

#### Tenure:

Leasehold: The sellers advise that a new 99 year lease will be granted to the purchaser.

#### Monthly Service Charge:

£303.84

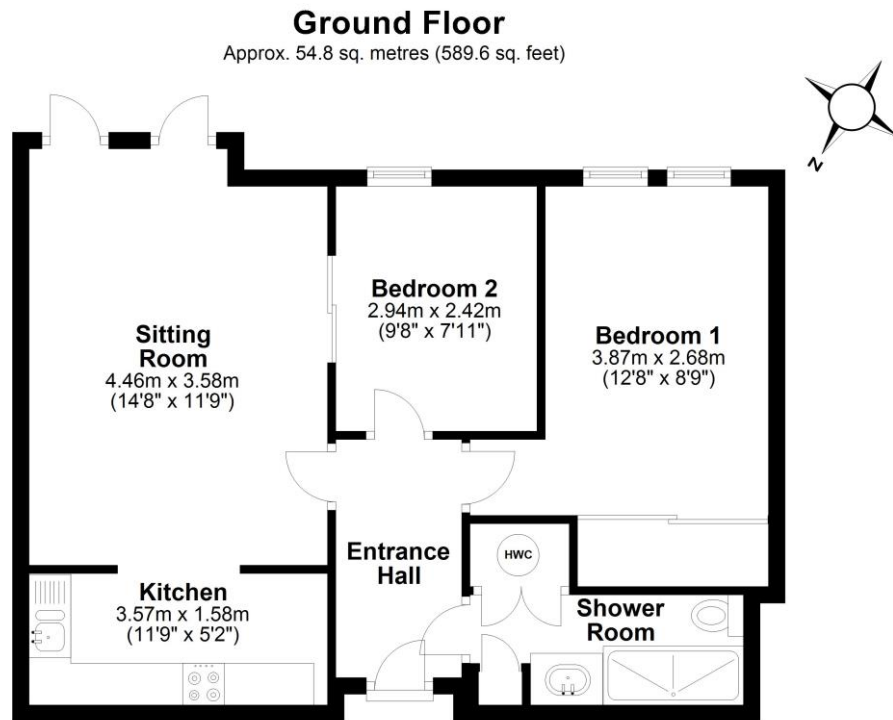
#### Viewing:

Strictly by appointment through the Agent Kingstons.





## FLOOR PLANS (NOT DRAWN TO SCALE)



Total area: approx. 54.8 sq. metres (589.6 sq. feet)

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



**Directions:** From our office in Silver Street, proceed down the hill and turn right at the mini roundabout onto Market Street. Continue past Church Street, up Masons Lane and take the first left onto Newtown where The Ropewalk will be found 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	69 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The Old Printing Office, 28 Silver Street, Bradford on Avon, Wiltshire, BA15 1JY  
01225 867591 | bradford@kingstons.biz  
www.kingstons.biz

  
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