



## The Garret

Silver Street House, 13 Silver Street, Bradford on Avon, Wiltshire, BA15 1JY



**KINGSTONS**



A rare opportunity to acquire a unique loft style apartment, enjoying an enviable central position in the town. Retaining a wealth of period features, the characterful accommodation is arranged over two floors and features a particularly generous 9.45m (31') long open plan living space. Forming part of an impressive Grade II Listed building, conveniently placed within walking distance of the train station and many other central amenities.



Two Bedrooms  
Entrance Hall  
Open Plan Living Space  
Bathroom  
Gas Central Heating  
Patio

£375,000



**ACCOMMODATION** (all dimensions being approximate)

## ENTRANCE FLOOR

### Entrance Hall

Sash windows to front, built-in storage cupboard, radiator.

### Kitchen / Dining / Sitting Room 12.23m (40'1") x 4.96m (16'3")

Sash windows to front, two double glazed Velux windows, feature fireplace with open fire, two radiators, stairs to the upper floor, kitchen area fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with mixer tap, built-in electric oven, four ring gas hob with extractor hood over, integrated fridge, freezer, washing machine and dishwasher.

### Bathroom

Fitted with a three piece suite comprising bath with shower over, wash hand basin and close coupled WC, tiled splashbacks, cupboard housing gas combination boiler, heated towel rail, extractor fan.

## UPPER FLOOR

### Landing

Radiator.

### Bedroom 1 3.92m (12'10") x 3.55m (11'8")

Mezzanine bedroom with fitted wardrobes and cupboards, double glazed Velux window to front.

### Bedroom 2 4.96m (16'3") x 2.75m (9')

Single glazed window to side, double glazed Velux window to front, built-in storage cupboard.

## EXTERNALLY

At the entrance to the property is a paved area with space for table and chairs.

**Agents Note:** All of the external space at Silver Street House is owned by the freeholder and the leaseholders have use of it. The current owner of The Garrett uses the rear access to Silver Street House via Brewery Court, which is an informal arrangement. Access is also available via the front of the building on Silver Street.

**Council Tax:** Band B - £1,893.98 (April 2024 - March 2025 financial year)

**Tenure:** Leasehold (999 year lease commence in 1978)

**Ground Rent:** £30 Per Annum

**Service Charge:** £172.73 Per Month (May 2023 - April 2024)

The owner has informed us that the service charge includes buildings insurance, external maintenance and window cleaning.

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

**Directions:** From our office on Silver Street, proceed up the hill where Silver Street House will be found on the left hand side, just before Whiteheads Lane. To access the rear, proceed up Whiteheads Lane and turn left into Brewery Court, where the doors will be found on the left-hand side.





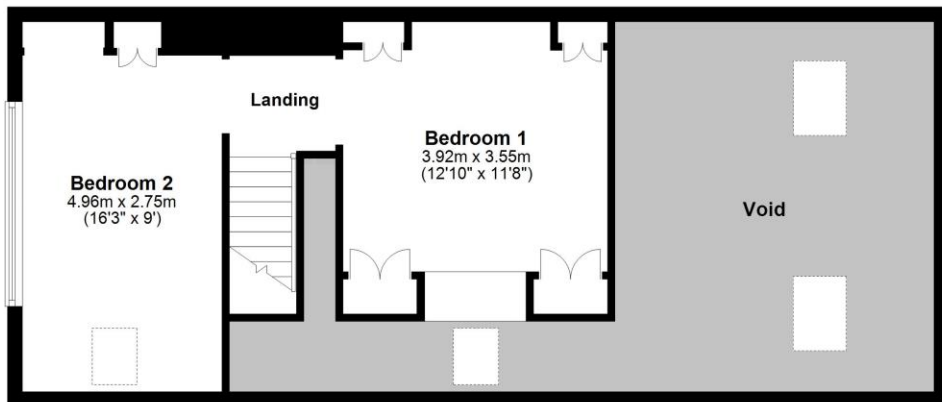
### Entrance Floor

Approx. 59.4 sq. metres (639.3 sq. feet)



### Upper Floor

Approx. 32.6 sq. metres (350.5 sq. feet)



Total area: approx. 92.0 sq. metres (989.9 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             |         | 75   C    |
| 55-68 | D             | 67   D  |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**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.