



Flat 1, 3 Bull Pit
Bradford on Avon, Wiltshire, BA15 1NB


KINGSTONS

Smart first floor period apartment enjoying a central position within the town, benefitting from an allocated parking space. Conveniently situated within easy reach of many of the town centre amenities including the train station, shops, restaurants to name a few. This superb property presents an excellent first-time purchase, investment property, holiday home or downsizing opportunity.

One Bedroom
Sitting/Dining Room
Kitchen/Breakfast Room
Shower Room
Allocated Parking Space
Gas Central Heating

£180,000



ACCOMMODATION

(all dimensions being approximate)

FIRST FLOOR

Entrance Hall

Wooden entrance door to front.

Kitchen/Breakfast Room

4.62m (15'2") x 2.22m (7'3") max

Glazed window to side, fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with tiled splashbacks, built-in electric oven, two ring electric hob with extractor hood over, plumbing for washing machine, built-in dresser.

Bedroom

3.60m (11'10") x 3.10m (10'2") max

Internal window to rear, built-in wardrobe, wooden fire escape door.

Hallway

Built-in airing cupboard housing hot water cylinder, space for fridge/freezer, loft hatch.

Sitting/Dining Room

4.35m (14'3") x 3.63m (11'11") max

Glazed windows to side and rear, built-in storage cupboard housing gas boiler, radiator.

Shower Room

Three piece suite comprising tiled corner shower enclosure, wash hand basin and close coupled WC, tiled splashbacks, radiator.

EXTERNALLY

Allocated parking space.

Council Tax: Band A - £1,540.81
(April 2023 - March 2024 financial year)

Tenure: Leasehold (125 year lease commenced 2021)

Ground Rent: £180 Per Annum

Service Charge: £1,000 Per Annum (approximately)

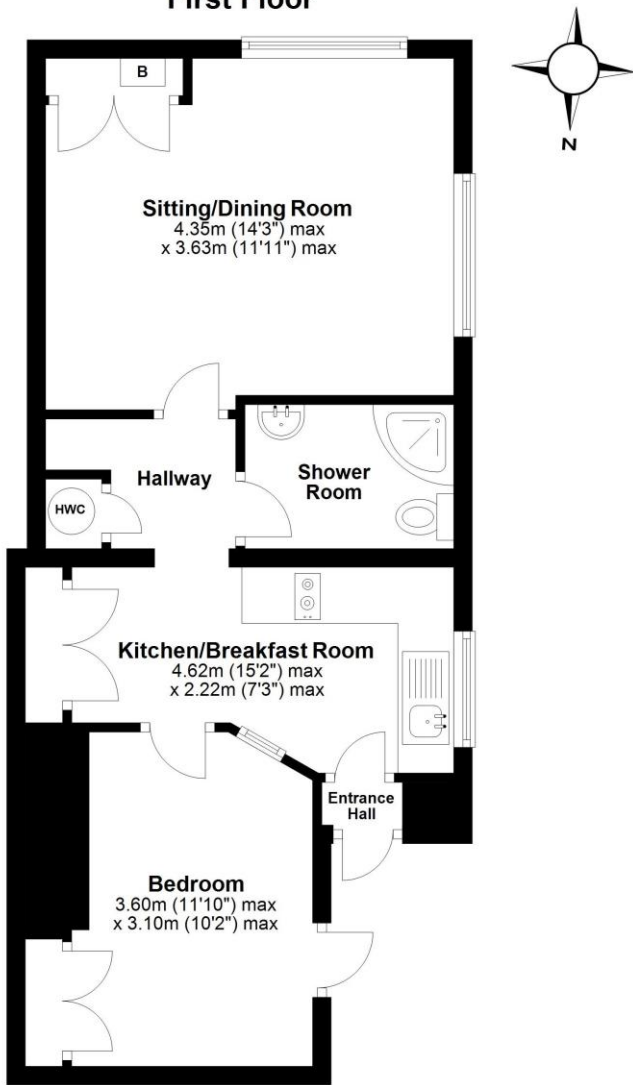
Viewing: Strictly by appointment through the Agent Kingstons.

Directions: From our office in Silver Street, proceed down the hill and over the mini roundabout. Turn right, just before the bridge onto Bull Pit. Proceed to the end of the Bull Pit where the parking area and entrance 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.



First Floor



Total area: approx. 44.7 sq. metres (481.6 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	63 D	
39-54	E		
21-38	F		
1-20	G		

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