



40 Grist Court
Bradford on Avon, Wiltshire, BA15 1FJ


KINGSTONS

Delightful first floor apartment benefitting from allocated parking and a lift to all floors. Smartly presented throughout and centrally located within the award-winning Kingston Mills development, within a short walk of the train station and many other of the town's impressive array of amenities. Presenting an excellent first-time purchase, buy-to-let investment or downsizing opportunity - viewing highly recommended.

Two Bedrooms
Open Plan Living Space
En-Suite Shower Room
Bathroom
Allocated Parking Space
Underfloor Heating
Double Glazing
Lift To All Floors

£220,000



ACCOMMODATION

(all dimensions being approximate)

FIRST FLOOR

Hallway

Entrance door to side, boiler cupboard, underfloor heating.

Living Room/Kitchen

5.12m (16'10") x 3.57m (11'9")

Double glazed windows to rear and side, kitchen area fitted with a matching range of base and eye level units with worktop space over, 1 1/2 bowl stainless steel sink unit with mixer tap, fitted electric oven and four ring electric hob with pull out extractor hood over, integrated fridge/freezer, plumbing for washing machine, underfloor heating.

Bedroom 1

3.66m (12') max x 2.98m (9'9") max

Double glazed window to rear, fitted wardrobe, underfloor heating.

En-Suite Shower Room

Obscure double glazed window to rear, fitted with three piece suite comprising tiled shower enclosure, wash hand basin and close coupled WC, tiled splashbacks, shaver point, heated towel rail, underfloor heating.

Bedroom 2

2.67m (8'9") x 2.14m (7')

Double glazed window to rear, underfloor heating.

Bathroom

Fitted with three piece suite comprising bath, wash hand basin and close coupled WC, tiled splashbacks, shaver point, heated towel rail, underfloor heating.

EXTERNALLY

Allocated parking space.

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

Tenure: Leasehold (150 year lease commenced 1st July 2010)

Ground Rent: £392.05 (1st January 2023 - 31st December 2023)

Service Charge: £512.37 (1st April 2023 - 30th September 2023)

Estate Charge: £165.32 (1st April 2023 - 30th September 2023)

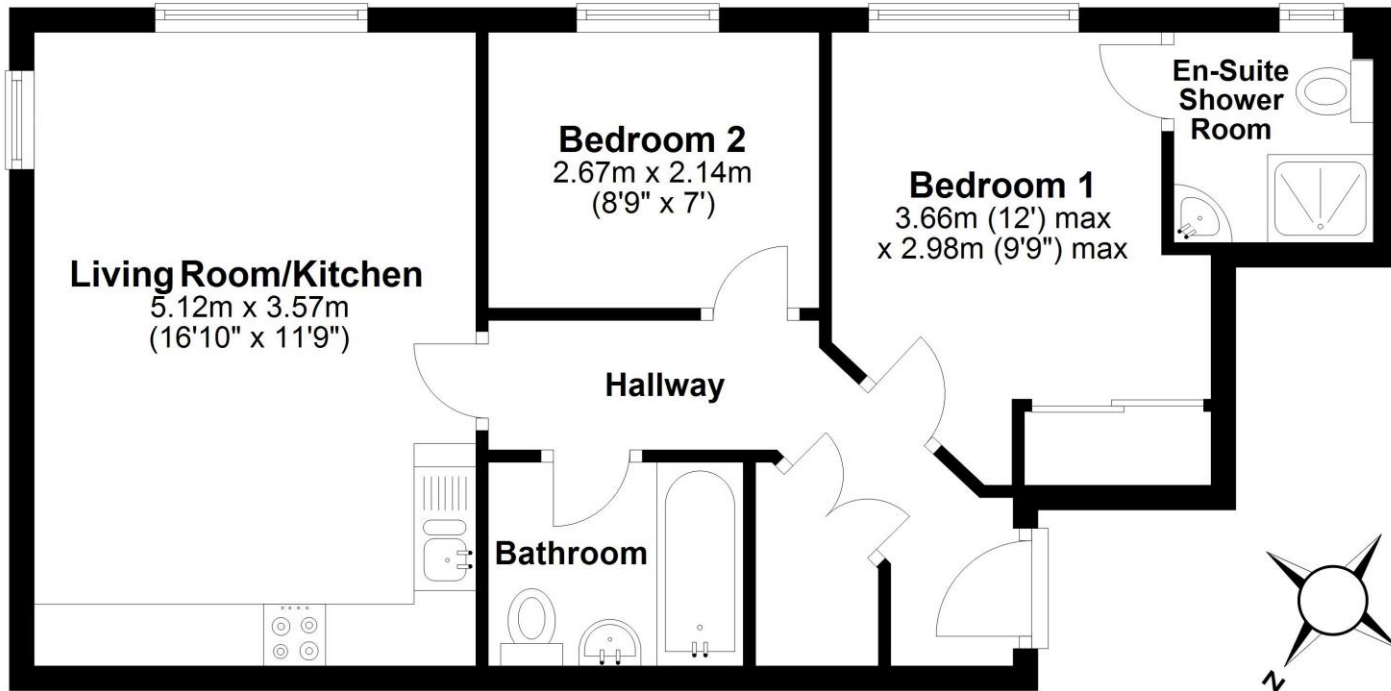
Viewing: Strictly by appointment through the Agent Kingstons.

Directions: From our office on Silver Street, proceed down the hill, over the mini roundabout and turn immediately left onto Bridge Yard (by the Co-op). Follow the road around and turn left at the junction onto Kingston Road. Grist Court 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. 48.5 sq. metres (522.1 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	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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