



31 Springfield
Bradford on Avon, Wiltshire, BA15 1BA



Bright and spacious first floor apartment enjoying an elevated position with a superb open outlook. Nestled conveniently close to central amenities, this exceptional property showcases generously sized living space with a delightful balcony and is complemented by a rare garage, making it an ideal option for first-time buyers, buy-to-let investors, or those seeking to downsize.

Fine Open Outlook
Garage & Parking
Convenient For Amenities
Two Bedrooms
Sitting Room
Dining Room
Kitchen
Bathroom
Communal Garden

£257,500



ACCOMMODATION

(all dimensions being approximate)

FIRST FLOOR

Entrance Hall

Storage cupboard housing hot water cylinder.

Sitting Room

5.19m (17') x 3.62m (11'11")

Two electric storage heaters, sliding door leading to balcony.

Dining Room

3.54m (11'7") x 2.28m (7'6")

UPVC double glazed window to front.

Kitchen

3.55m (11'8") x 2.73m (8'11")

UPVC double glazed window to side, fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with double drainer, plumbing for washing machine and dishwasher, freestanding electric cooker.

Bedroom 1

3.58m (11'9") x 3.55m (11'8")

UPVC double glazed window to rear.

Bedroom 2

3.58m (11'9") x 2.58m (8'6")

UPVC double glazed window to rear, storage cupboard.

Bathroom

2.41m (7'11") x 1.66m (5'5")

UPVC obscure double glazed window to side, fitted with three piece suite comprising bath with shower over, pedestal wash hand basin and close coupled WC, shaver point, tiled splashbacks, heated towel rail.

EXTERNALLY

Communal garden to front and rear, parking area to rear.

Garage

Located within a block to the rear of the building.

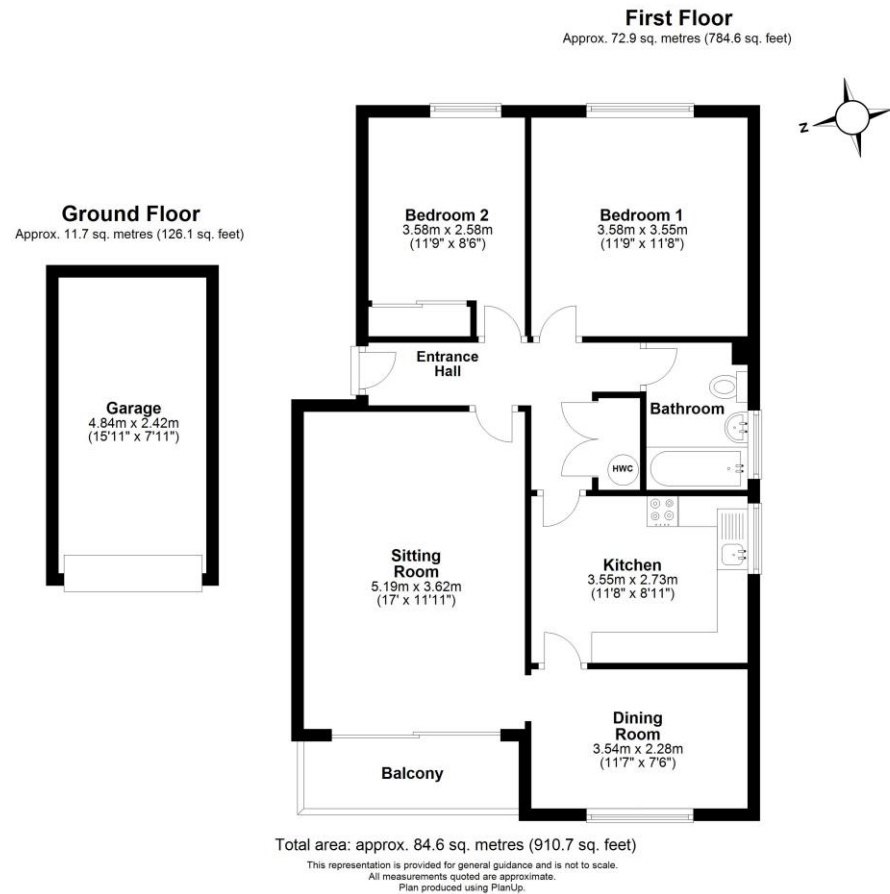
Council Tax: Band B - £1,893.98 (April 2024 - March 2025 financial year)

Tenure: Leasehold. Term, 999 years from 25 December 1971.

Ground Rent: £16.00 per annum (£8.00 May 2022 + £8.00 November 2022).

Service Charge: £1,108.50 (£598.39 March 2022 + £510.11 October 2022). This charge varies from year to year.





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

Directions: From our office in Silver Street, proceed up the hill and take the first exit at the roundabout onto Springfield and take the second turning right where number 31 will be found within the building ahead, accessed from the rear.

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	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		