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COBB FARR

Bath & Bradford on Avon

Residential Sales



11 Stones Court, Station Approach, Bradford on Avon, BA15 1FQ

Situated in a convenient, central location, this spacious, beautifully presented 2 bedroom, split level apartment offers en suite facilities, allocated parking and communal gardens.

Tenure: Leasehold £350,000

Situation

Stones Court is situated in convenient, central position within Bradford on Avon, a charming market town with many facilities and amenities including; a range of individual shops, supermarkets, swimming pool, library, doctors and dental surgeries, countryside walks along the River Avon from the Tithe Barn and the Kennet and Avon canal and a mainline railway station providing direct access to the cities of Bath and Bristol. There are two primary schools, Fitzmaurice and Christchurch and a secondary school, St Laurence which is extremely well thought of.

The World Heritage City of Bath is approximately 7 miles distant and provides a full range of amenities with excellent shopping facilities, The Theatre Royal, Thermae Bath, cinemas, numerous restaurants, many schools and a mainline railway station providing direct access to London Paddington.

The M4 motorway is also within easy access with junctions 17 and 18 both approximately 16 miles away.

Description

First Floor Communal Hall with solid wood front door leading into the apartment.

Entrance Hall with double panelled radiator, secure phone entry system, alarm panel high level consumer unit, doors to sitting room, cloakroom, kitchen and understairs storage cupboard, wall mounted thermostat for central heating, stairs rising to second floor.

Cloakroom Comprising floating WC with concealed cistern, wall mounted wash hand basin with mixer tap and tiled splashback, single panel radiator, LVT flooring, part tiled walls, downlighting, extractor fan.

Kitchen comprising a range of floor and wall mounted units having granite work surface areas incorporating 1½ bowl stainless steel sink with mixer tap, waste disposal and drainer, rear double glazed sash window, 4 ring halogen hob, extractor with light, electric oven, built-in dishwasher, built-in washer/dryer, built-in fridge/freezer, breakfast bar open to sitting room.

Sitting Room being dual aspect to front and side with double glazed sash windows, downlighting, double panelled radiators.

Second Floor Landing with access to the loft space, airing cupboard housing Ideal gas fired boiler providing domestic hot water and central heating.

Bathroom with floating WC having concealed cistern, wall mounted wash hand basin with mixer tap, panelled bath with mixer tap, telephone shower attachment and glazed shower screen, extractor fan, downlighting, part tiled walls, LVT flooring, rear aspect double glazed window and towel rail.

Bedroom 1 with front aspect sash window, double panelled radiator,built-in double wardrobe with shelving and hanging space, door to:-

En Suite comprising floating WC with concealed cistern, wall mounted wash basin with mixer tap, 1½ width walk-in glazed shower with thermostatic shower, telephone shower attachment and monsoon shower head, downlighting, extractor fan, water heated towel rail, partially tiled walls, LVT flooring and a side aspect double glazed window.

Bedroom 2 with rear aspect sash window, radiator, built-in double wardrobe.

Externally The property benefits from allocated parking for 1 vehicle and the use of the communal gardens.

General Information

Services: We are advised that all mains services are connected.
Heating: Gas fired central heating
Local Authority: Wiltshire Council
Council Tax Band: Band E - £
Tenure: Leasehold with the remainder of 999 year lease from 2016
Management Charge: TBC
Ground Rent: TBC

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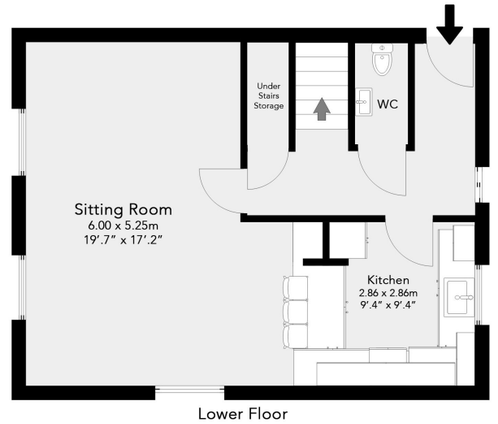
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Key Features

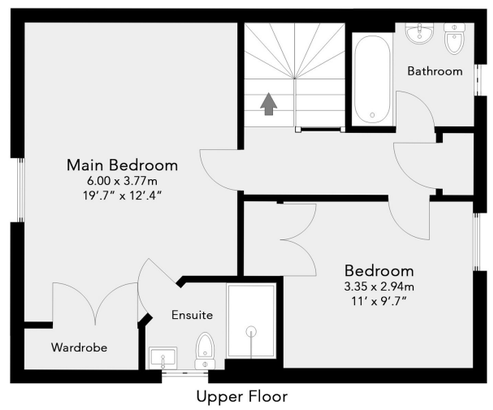
- Spacious 2 bedroom apartment
- En suite facilities
- Allocated parking for 1 vehicle
- Communal garden
- Central location
- No onward chain

Floor Plan

11 Stones Court, Bradford on Avon, BA15 1FQ



Lower Floor



Upper Floor

Total Floor Area
(approx)
91 Sqm
980 Sqft

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being and accurate representation neither by the vendor nor their agent