
DAVIES
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10 STONES COURT, BRADFORD ON AVON, BA15 1FQ

Offers in excess of: £300,000

- AMAZING CENTRAL LOCATION
- BEAUTIFUL COMMUNAL GARDENS
- ALLOCATED PARKING
- NO CHAIN
- BRIGHT OPEN PLAN LIVING ROOM & KITCHEN
- TWO-BEDROOM TOP FLOOR APARTMENT
- EXCELLENT BUILT-IN STORAGE
- GENEROUS ATTIC SPACE
- EPC Rating : C
- LEASE: 987 YEARS LEFT
- SERVICE CHARGE: £1200 P/A
- GROUND RENT £150 P/A

Ideally positioned in the heart of Bradford-on-Avon, this well-proportioned two-bedroom top-floor apartment offers spacious and practical accommodation, with the town centre and railway station just a short walk away.

The property is approached via a generous entrance hall, providing an excellent sense of space on arrival and benefiting from a number of useful built-in storage cupboards. From here, the accommodation flows through to an attractive & bright open-plan living and dining room, creating a comfortable and sociable space for both relaxing and entertaining. The living area continues naturally into the open kitchen, providing a practical layout while maintaining the feeling of open-plan living.

There are two bedrooms, offering flexibility for a main bedroom alongside a guest room, home office or additional living space. A particular benefit of the apartment is the very large loft space, providing an impressive amount of additional storage rarely found with apartment living. The property also features gas central heating, integrated kitchen appliances and double glazing.

Occupying the top floor, the property enjoys a convenient yet tucked-away position while placing Bradford-on-Avon's excellent selection of independent shops, cafés, restaurants and other amenities within easy reach. The railway station is just a very short walk away, making the apartment particularly convenient for commuters and those travelling towards Bath, Bristol and beyond.

DIRECTIONS

From our Bradford on Avon office at 29 Silver Street, proceed down Silver Street towards the town centre and continue across the Town Bridge. At the mini-roundabout, turn right onto St Margaret's Street, then take the next right onto Station Approach. Continue for a short distance, where Stones Court will be found on the left-hand side.

COUNCIL TAX BAND: C

TENURE: Leasehold

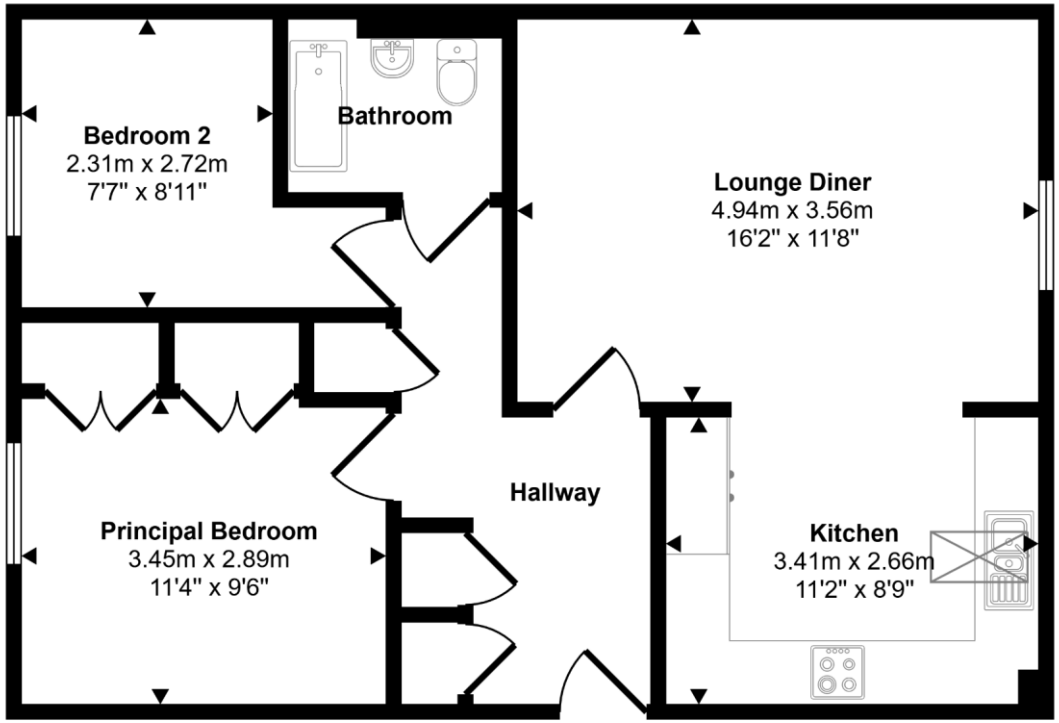








Approx Gross Internal Area
61 sq m / 661 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Note: The Money Laundering Regulations 2017 – Intending purchasers will be asked to produce identification documentation at the point of agreeing a sale and information regarding how the purchase is to be funded.

Note: These particulars are provided for guidance only and do not constitute any offer, contract or part thereof. Interested parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. Neither the vendor nor Davies & Davies makes any representation or warranty as to this property.

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