



**Meadow View**  
3 Holt Road, Bradford on Avon, Wiltshire, BA15 1TR

Having been refurbished to a high standard by the current owners, this light and airy first floor apartment features well-proportioned accommodation including a lovely open plan living space and also benefits from a courtyard garden and driveway. An ideal first-time purchase, downsizing opportunity or investment property and available with no onward chain, early viewing is strongly advised.

Two Double Bedrooms

Sitting Room

Kitchen

Bathroom

Courtyard Garden

Driveway

Gas Central Heating

Double Glazing

No Onward Chain

**£300,000**



## ACCOMMODATION (all dimensions being approximate)

### GROUND FLOOR

#### Entrance Hall

UPVC double glazed obscure entrance door to front, stairs to the first floor, radiator.

### FIRST FLOOR

#### Landing

UPVC double glazed window to front.

#### Hallway

Two UPVC double glazed windows to rear, built-in airing cupboard housing hot water cylinder and gas boiler.

#### Sitting Room

4.63m (15'2") x 2.53m (8'4")

UPVC double glazed window to front, radiator.

#### Kitchen

4.64m (15'3") x 2.29m (7'6")

UPVC double glazed window to front, fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, electric oven, four ring electric hob with extractor hood over, integrated fridge/freezer and dishwasher, heated towel rail and integrated pull out bin.

#### Bedroom 1

4.27m (14') max x 3.43m (11'3") max  
UPVC double glazed windows to side and rear, radiator, hard wired internet point.

#### Bedroom 2

4.62m (15'2") x 2.60m (8'6")  
UPVC double glazed windows to front and side, radiator, hard wired internet point.

#### Bathroom

UPVC obscure double glazed window to front, fitted with three piece suite comprising bath with shower over, wash hand basin with cupboard under and close coupled WC, tiled splashbacks, extractor fan, heated towel rail, plumbing and electrics for washing machine and tumble dryer.

#### EXTERNALLY

Courtyard garden mainly laid to patio. Gated driveway with security lighting providing parking for 1 vehicle. Additional parking space on the side of the building.

**Council Tax:** Band A - £1,540.81

(April 2023 - March 2024 financial year)

**Tenure:** Leasehold (122 years remaining from 2023)

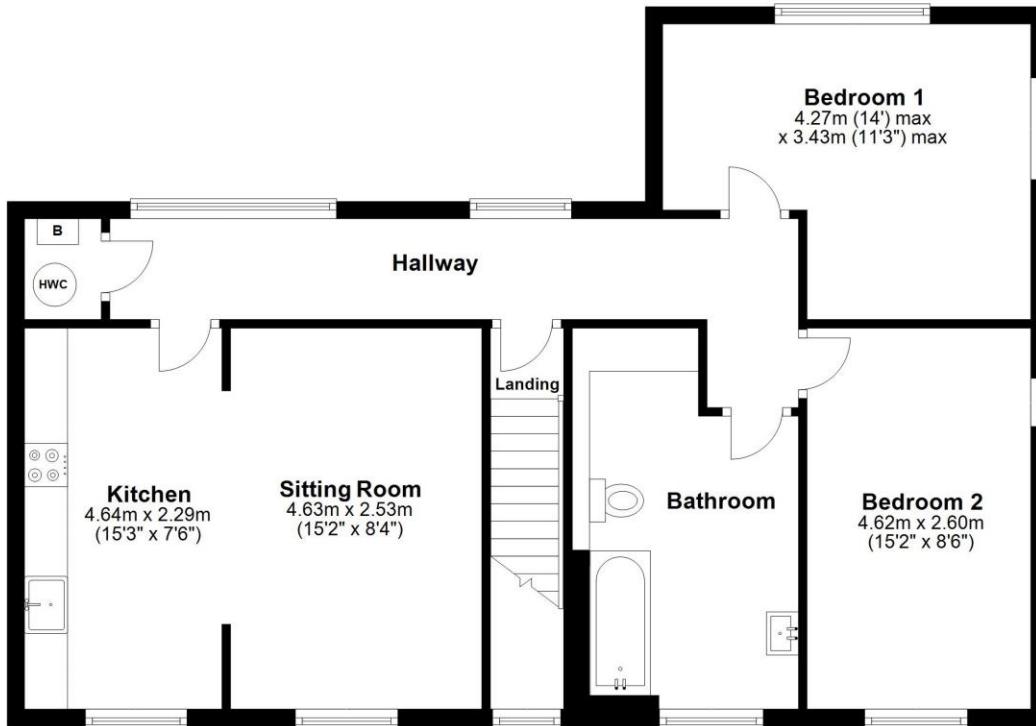
**Ground Rent:** £50.00 per annum.

**Service Charge:** None. Buildings insurance shared with flat below.

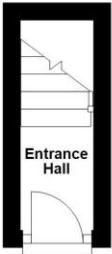




## First Floor



## Ground Floor



Total area: approx. 77.9 sq. metres (838.3 sq. feet)

This representation is provided for general guidance and is not to scale.  
All measurements quoted are approximate.

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

**Directions:** From our office in Silver Street, proceed up the hill onto Holt Road and proceed straight over the roundabout. Turn left through the stone pillars, just before Brooklands, where Meadow View 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

