



32 The Ropewalk
Bradford on Avon, Wiltshire, BA15 1LQ

 **KINGSTONS**

A rare opportunity to purchase a third-floor penthouse apartment offering stunning, far-reaching views over the town, Salisbury Plain, and the iconic Westbury White Horse. Nestled in an elevated position above the town within the highly regarded Ropewalk retirement complex, this property benefits from beautifully maintained communal gardens and private steps providing direct access to the town centre. Offered with no onward chain.

Two Bedrooms
Sitting/Dining Room

Kitchen

Bathroom

Communal Gardens & Parking Area

Communal Residents Atrium

Communal Laundry Room

Communal Lift & Guest Suite

Store Room with Private Cupboard

No Onward Chain

£250,000



The Ropewalk

The Ropewalk is a purpose-built retirement complex available exclusively for people aged over 55. Designed with stylish ease of living in mind, the development's benefits include part time manager, communal lounge atrium with views over the town, landscaped communal gardens, parking area, laundry room and designated storage cupboards.

ACCOMMODATION

(all dimensions being approximate)

THIRD FLOOR

Entrance/ Study Area

Wooden double glazed Velux window to side.

Hall

Electric storage heater, two cupboards housing hot water cylinders, access to loft.

Sitting/Dining Room

5.54m (18'2") x 4.28m (14')

Three wooden triple glazed windows to rear two wooden double glazed Velux window to sides, electric storage heater.

Kitchen

2.54m (8'4") x 2.15m (7'1")

Wooden double glazed Velux window to side, fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, space for fridge and freestanding electric cooker, extractor hood.

Bedroom 1

4.03m (13'3") x 2.66m (8'9") max

Wooden double glazed Velux window to side, wooden porthole triple glazed window to front, built-in wardrobe, electric radiator.

Bedroom 2

3.07m (10'1") x 2.17m (7'1")

Wooden double glazed Velux window to side, electric radiator.

Bathroom

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

Council Tax: Band C - £2,275.51

(April 2025 - March 2026 financial year)

Tenure: Leasehold (new 999 year lease to be drawn up). The residents of The Ropewalk also share the ownership of the freehold.

Service Charge: £323.90 Per Month

(1 April 2025 - 31 March 2026)

Viewing: Strictly by appointment through the agent Kingstons.

What3words: /// kickbacks.income.post

Directions: From our office in Silver Street, proceed down the hill and turn right at the mini roundabout onto Market Street. Continue past Church Street, up Masons Lane and take the first left onto Newtown where The Ropewalk 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.

