



**11 Grist Court**  
Bradford on Avon, Wiltshire, BA15 1FJ

A stylish two-bedroom apartment with a private balcony and allocated parking, set within the highly sought-after Kingston Mills development. Boasting a prime town centre location, it's just a short walk from shops, restaurants, the train station, and a wealth of local amenities. Ideal for those seeking the convenience of a vibrant central setting. Offered with no onward chain.

Two Bedrooms  
Living Room/Kitchen  
Bathroom

Balcony  
Allocated Parking Space  
Double Glazing  
Underfloor Heating  
Heat Recovery & Ventilation System  
No Onward Chain  
Lift To All Floors

**£210,000**



## ACCOMMODATION (all dimensions being approximate)

### FIRST FLOOR

#### Entrance Hall

Entrance door to front, storage cupboard, cupboard housing electric boiler, underfloor heating.

#### Living Room/Kitchen

5.11m (16'9") x 3.59m (11'9")  
Wooden double glazed double door and two windows leading to balcony, kitchen area fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink, integrated fridge/freezer and washer/drier, fitted electric oven, four ring electric hob with pull out extractor hood over, underfloor heating.

#### Bedroom 1

3.69m (12'1") max x 3.18m (10'5") max  
Wooden double glazed window to side, built-in wardrobe, underfloor heating.

#### Bedroom 2

2.66m (8'9") x 2.23m (7'4")  
Wooden double glazed window to side, underfloor heating.

#### Bathroom

2.11m (6'11") x 1.69m (5'7")  
Three piece suite comprising bath with shower over, pedestal wash hand basin, and close coupled WC, extractor fan, shaver point, underfloor heating.

#### EXTERNALLY

Allocated parking space.

#### Council Tax:

Band C - £2,725.51  
(April 2025 - March 2026 financial year)

#### Tenure:

Leasehold  
(150 years from 1st July 2010).

#### Ground Rent:

£392.05  
(1st January 2025 - 31st December 2025)

#### Service Charge:

£499.71  
(1st April 2025 - 30th September 2025).

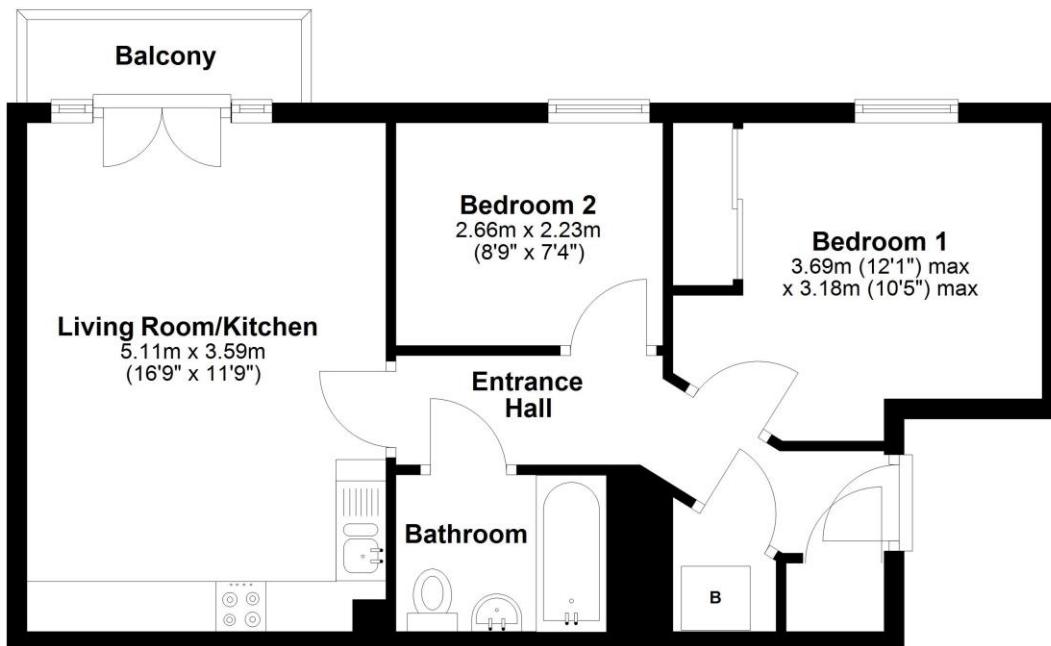
#### Estate Charge

£202.98  
(1st April 2025 - 30th September 2025).



## First Floor

Approx. 48.0 sq. metres (516.8 sq. feet)



Total area: approx. 48.0 sq. metres (516.8 sq. feet)

This representation is provided for general guidance and is not to scale.

All measurements quoted are approximate.

Plan produced using PlanUp.



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

**What3words:** //shipyards.situated.power

**Directions:** From our office in Silver Street, proceed down the hill and take the first exit at the mini roundabout. Turn left into Lamb Yard just before the town bridge, continue past the Co-Op and follow the road around to the left. Turn left at the T junction and Grist Court will be found on the left. Number 11 will be found within the right-hand-building.

**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             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |
| 82 B  |               | 82 B    |           |
| 83 B  |               | 83 B    |           |

