



15 The Maltings  
Bradford on Avon, Wiltshire, BA15 2EP

Well-presented first-floor apartment with access to communal canal-side gardens, conveniently located within a level walk of the town centre, train station and local amenities. The property also benefits from a covered parking space, double glazing and gas central heating, making it an excellent opportunity for first-time buyers, investors or those looking to downsize.

Canal Side Development  
Picturesque Communal Garden  
One Bedroom  
Bathroom  
Open Plan Living Space  
Covered Parking  
Convenient Location

£169,950



## ACCOMMODATION

(all dimensions being approximate)

### FIRST FLOOR

#### Living Room

5.37m (17'7") x 1.16m (3'10")

UPVC double glazed door and windows to front, back and side, fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit, extractor fan, plumbing for washing machine, space for fridge freezer, fitted electric oven and four ring electric hob, wall mounted gas boiler serving domestic hot water, radiator.

#### Bedroom

3.57m (11'9") x 2.53m (8'4")

UPVC double glazed window to side, cupboard, radiator.

#### Bathroom

2.32m (7'7") x 1.74m (5'9") max

UPVC obscure double glazed window to side, three piece suite comprising bath with fitted shower over, pedestal wash hand basin, and close coupled WC, tiled splashbacks, electric heater, extractor fan.

### EXTERNALLY

Allocated parking space, storage cupboard, communal garden.

#### Council Tax:

Band B - £2,100.71 (April 2026 - March 2027 financial year)

#### Tenure:

Leasehold (999 year lease commenced 1st October 1983).

#### Ground Rent:

£72.00 (01/04/2026-30/09/2026).

#### Service Charge:

£1,297 Per Annum for 2026.

#### Viewing:

Strictly by appointment through the Agent Kingstons.

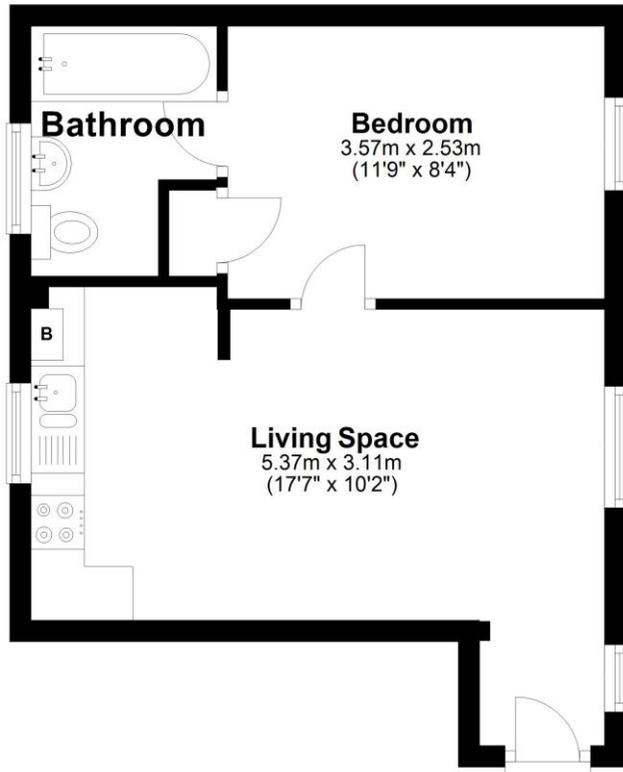
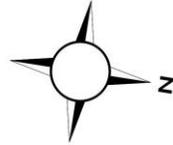
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**Directions:** From our office in Silver Street, proceed down the hill, straight over the mini roundabout and over town bridge onto St. Margarets Street. Take the second exit at the next roundabout onto Frome Road and proceed straight over the next mini roundabout. Continue over the canal bridge where The Maltings will be found further along on the left-hand side.



## First Floor

Approx. 31.1 sq. metres (334.8 sq. feet)



Total area: approx. 31.1 sq. metres (334.8 sq. feet)

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**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.