



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

 **KINGSTONS**

Lovely first floor corner apartment with impressive far-reaching views over the town and beyond. Situated in the conservation area, within the desirable Ropewalk retirement complex, enjoying beautifully maintained communal grounds with private steps to the town centre to access the abundance of amenities available. Available with no onward chain.



£200,000



## ACCOMMODATION (all dimensions being approximate)

**Entrance Hall**  
Electric heater.

**Sitting Room**  
4.53m (14'10") x 3.57m (11'9") max  
Two triple glazed windows to side, triple glazed door with Juliet balcony, electric storage heater.

**Kitchen**  
3.57m (11'9") x 1.59m (5'3")  
Triple glazed window to side, fitted with a matching range of base and eye level units with worktop space over, 1 1/2 bowl stainless steel sink with mixer tap, freestanding electric cooker with extractor hood over, space for fridge and freezer.

**Bedroom 1**  
3.94m (12'11") x 2.54m (8'4")  
Two triple glazed windows to rear, built-in wardrobe, electric heater.

**Bedroom 2**  
2.96m (9'9") x 2.42m (7'11")  
Triple glazed window to rear, electric heater.

**Shower Room**  
Three piece suite comprising shower enclosure with electric shower, wash hand basin with cupboard under and close coupled WC, electric fan heater, heated towel rail, extractor fan, airing cupboard housing hot water cylinder.

## 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 an on-site manager, communal lounge atrium with views over the town, landscaped communal gardens, parking area, laundry room and designated storage cupboards.

**Council Tax:** Band C - £2,054.41  
(April 2023 - March 2024 financial year)

**Tenure:** Leasehold. The seller has advised us that a new 99 year lease will be granted to the purchaser.

**Ground Rent:** N/A

**Service Charge:** £303.54 Per Month

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

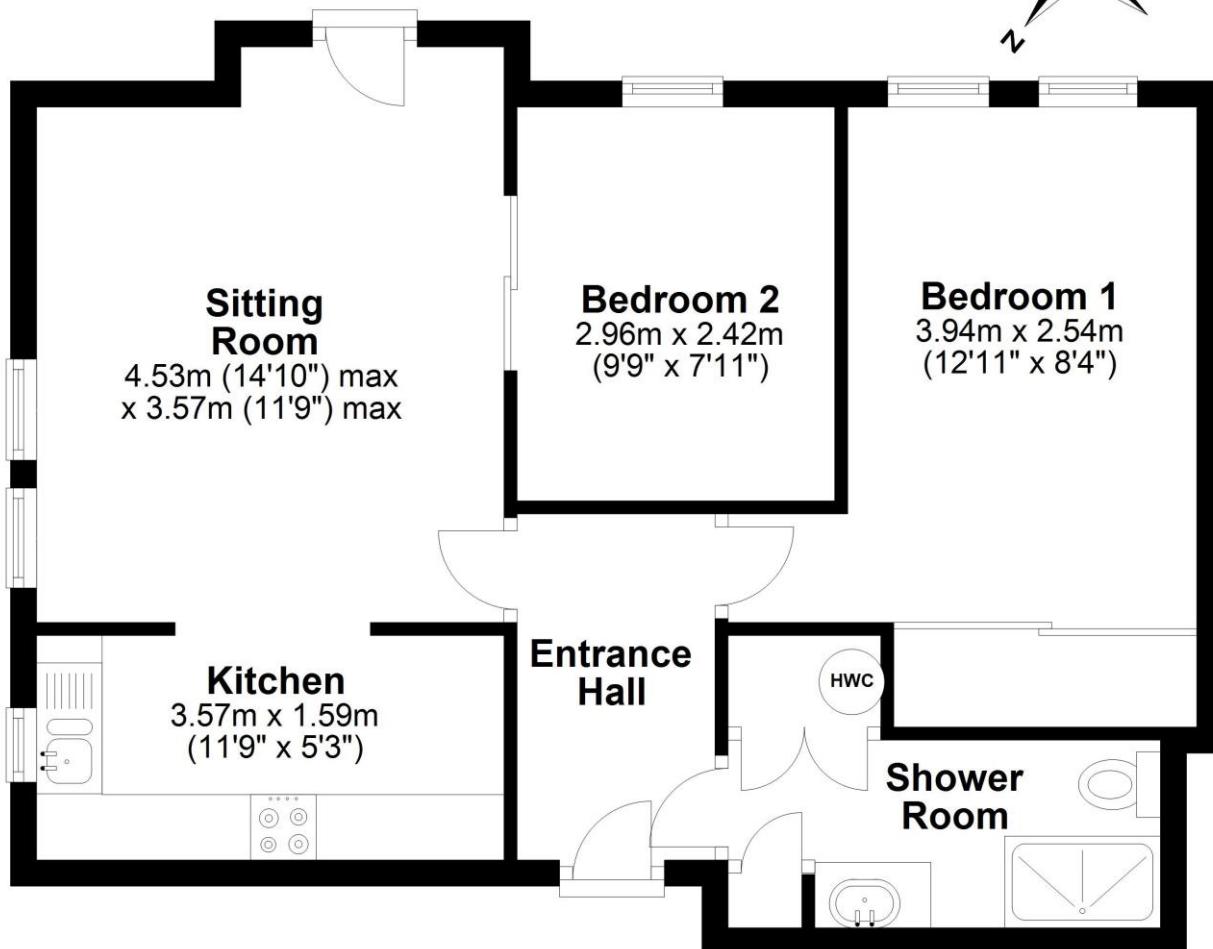
**Directions:** From our office in Silver Street, proceed down the hill and turn right at the mini roundabout onto Market Street. Proceed up the hill and take the second turning left onto Newtown. The Ropewalk will be found on the left-hand-side.

**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.



# First Floor

Approx. 53.2 sq. metres (573.2 sq. feet)



Total area: approx. 53.2 sq. metres (573.2 sq. feet)

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

