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📍 8 The Maltings, Bradford-On-Avon, Wiltshire, BA15 2EP

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⑨ 8 The Maltings, Bradford-On-Avon, Wiltshire, BA15 2EP

⌚ Offers In Excess Of £175,000

A modern, smartly presented, one double bedroom, self contained apartment with parking and communal gardens, which enjoys a most pleasant position, neighbouring the Kennet and Avon canal. NO ONWARD CHAIN

- Very Well Presented, Self Contained Apartment
- One Double Bedroom
- Modern Kitchen & Bathroom
- Lovely Views Over The Neighbouring Kennet & Avon Canal
- Gas Central Heating & UPVC Double Glazing
- Allocated Parking Space
- Useful Store (11'3" x 5'7")
- Communal Gardens
- Potential Rental Income Of £11,100 Per Annum
- NO ONWARD CHAIN

⌚ Leasehold

⑩ EPC Rating C



A modern, smartly presented, self contained apartment with parking and communal gardens, which enjoys a most pleasant position, neighbouring the Kennet and Avon canal. NO ONWARD CHAIN

The property offers accommodation comprising; entrance vestibule, sitting room open plan to kitchen with modern units, double bedroom with built in cupboard and a bathroom with white suite.

Externally there is a useful external storage cupboard, predominately lawned communal garden and an allocated parking space, which is situated at the front of the property.

Further benefits include a long leasehold (remainder of a 999 year lease), neutral décor, UPVC double glazing and gas central heating. The property would be an ideal purchase for investment and we anticipate the rental income to be in the region of £11,100 per annum.

#### **Situation**

The Maltings nestles alongside the Kennet and Avon canal, in the historic market town of Bradford on Avon. This bustling town caters for most day-to-day requirements including schooling for all ages; more comprehensive facilities are available in the neighbouring larger town of Trowbridge (about 3 miles) and the city of Bath (about 8 miles). There are good road communications to the major employment centres of Bristol and Swindon and, via the M4 to the north and the A303 to the south, London and the West Country. Mainline rail services to Paddington are available from Bradford on Avon station (about 1hr 45mins).

#### **Property Information**

EPC Rating; C

Council Tax Band: B

Services; Mains gas, electricity, water and drainage

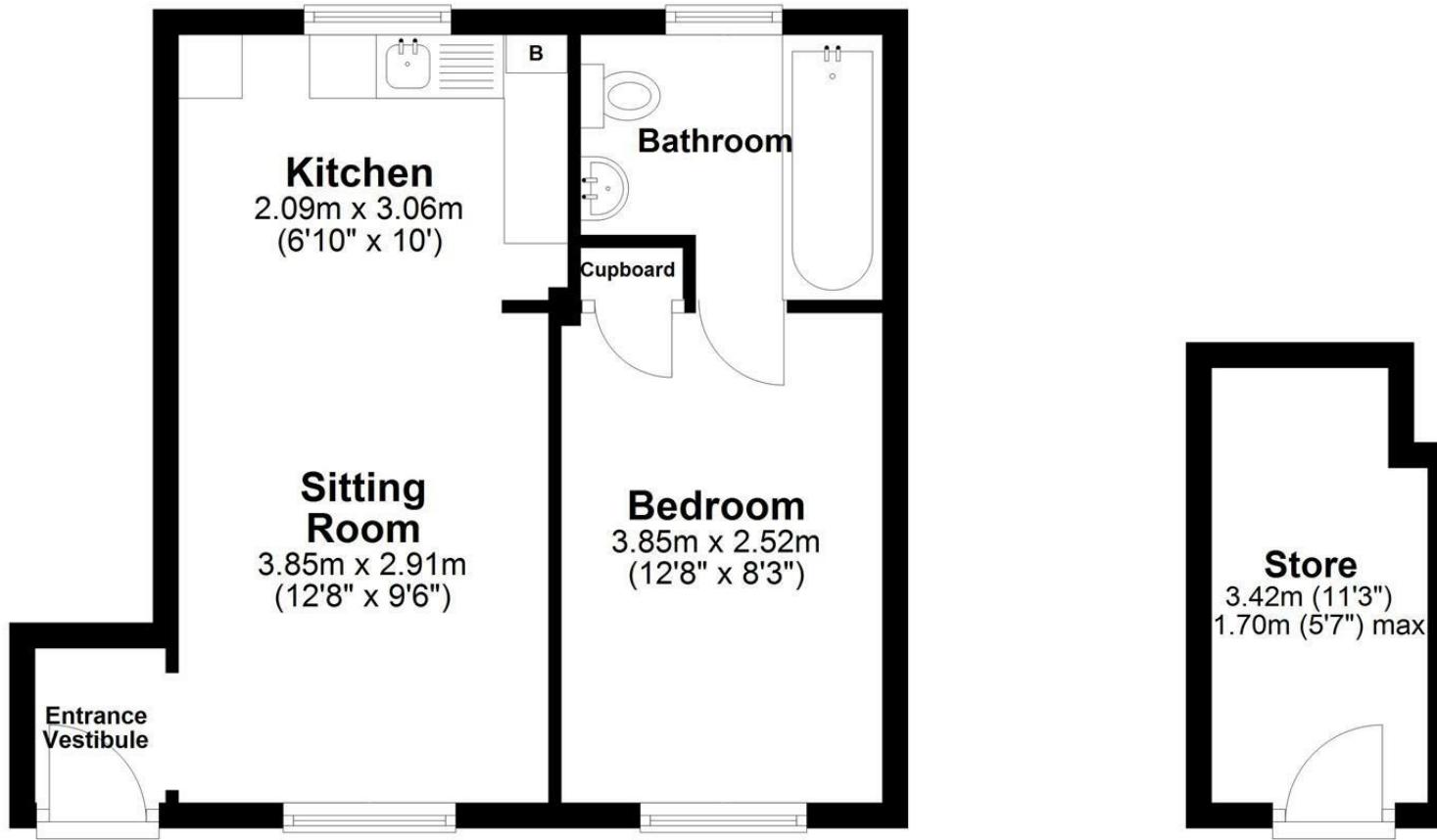
Gas central heating (excluding the bedroom which has an electric heater) and UPVC double glazing

Tenure; Leasehold. The property benefits from the remainder of a 999 year lease which commenced in 1983. The management fees are approximately £1,000 per annum and the ground rent is £144 per annum



## Ground Floor

Approx. 40.3 sq. metres (434.3 sq. feet)



Total area: approx. 40.3 sq. metres (434.3 sq. feet)

Disclaimer: These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.