





# 15 Bridge Yard, Bradford-on-Avon. BA15 1EJ.

## Guide Price £315,000

Beautifully proportioned first floor apartment with riverside views & natural light. Town centre location, parking & lift. NO CHAIN

The welcoming communal areas set the scene for this apartment very well – spacious & light. The principle living space is open plan with living/dining room with a modern fitted kitchen and a splash of colour, tucked just off to one side. There are windows to two sides, both with river views. There is plenty of space for a dining table which is sociable to both the living room space and the kitchen. The master bedroom offers an ensuite shower room, fitted cupboard and also river view. The second bedroom is another double, lastly, we have the main bathroom with bath and shower over it. There is a handy cupboard in the hallway.

Externally there is an allocated underground parking space and access to the extensive riverside terraces with restaurants.

Note: Leasehold property with 150 years from July 2010. Management charge £2,950.06 pa, Ground rent £541.50 pa.

Bridge Yard is supremely well situated in the heart of historic Bradford-on-Avon. The town centre offers enviable market town amenities including good schools, doctor & dentist, swimming pool & sports fields, library & Music Centre, many places to eat & drink, shops & boutiques and of course canal, river and country walks. The nearby railway station offers a picturesque ride to Bath and Bristol city centres for high street shopping, entertainment and night life.

- Excellent town centre location
- Well-proportioned rooms
- Riverside views from first floor flat
- Large open plan living space
- Two double bedrooms & two bathrooms
- Lift & allocated, covered parking space





*Two double bedrooms &  
two bathrooms*

*Central location & riverside  
views*

*Covered, allocated parking  
space*



