



JEREMY JENKINS

ESTATE AGENT

10 Abbey Mill, Church Street, Bradford-on-Avon. BA15 1HB.

Asking price: £550,000

Fabulously spacious retirement property in the historic heart of Bradford-on-Avon overlooking the River Avon. No chain.

The spectacular centre piece & the heart of the home is surely the impressive open plan sitting room & dining room with high ceilings and mezzanine study above it. Here we find a fireplace, massive roof timbers and cast-iron struts from the building's illustrious past as a mill. Now the industry has gone we have a light a spacious home with views across the River Avon to Westbury Gardens & the iconic town bridge. Adjoining the raised mezzanine study or studio is a useful walk in storeroom. We find two double bedrooms, one with ensuite; both enjoy river views. There is also a fitted kitchen breakfast & bathroom. Lastly there is a third bedroom or study accessed via a spiral staircase. From here there is access to storage in the eaves.

Abbey Mill offers retirement properties for the over 55's in the centre of Bradford-on-Avon. It is a short walk to the town centre. Market town amenities include: - various shops and boutiques, many places to eat and drink, doctors and dentists, parks & green spaces, building society, swimming pool, river and canal walks, hairdressers, the Wiltshire Music Centre, churches and historical attractions, railway station and bus services. Abbey Mill offers a communal residents lounge, hobby room, guest suite, communal outside seating areas and communal car parking.

Note: Leasehold, currently with 122 years remaining. Management charges currently £3660 per annum. Sadly, no pets allowed. Ground Rent £250 per annum. Council tax band E. Heating & hot water are electric. The building is Grade 2 listed.

- Retirement property with river side views
- Two/three bedrooms – two bathrooms
- Fabulous sitting & dining room
- Mezzanine study or studio
- Fitted kitchen
- Town centre location
- NO CHAIN**





*Well proportioned & flexible
accommodation*

Plenty of space & light

*Communal courtyard
& shared parking*

