



  
**JEREMY JENKINS**  
ESTATE AGENT

# 15 Cottle Avenue, Bradford-on-Avon, BA15 1FD.

Price: £365,000

A purpose built & beautifully proportioned property for the over 55's. Two beds, both with ensuites, three receptions. NO CHAIN.

The ground floor has a welcoming entrance hall; the dual aspect sitting room leads to the dining room & adjoining garden room which leads onto the rear courtyard. The smart modern fitted kitchen breakfast room adjoins the dining room & looks out onto the courtyard. Lastly, we have a cloak room with spaces for washing machine & dryer set off the entrance hall. The first floor has a master bedroom with ensuite, fitted wardrobes & balcony. The second bedroom is dual aspect double with fitted wardrobe and ensuite. There is a lot of comfortable living space here, perfectly located for level walks to local amenities on the north side of town.

Externally is a courtyard garden outside the garden room & a balcony outside the master bedroom. We also have a parking space.

Note: the tenure is Leasehold, 999 years from 2012. Ground rent is £350 pa. Management charges C. £5,880pa. Over 55's only.

Cottle Avenue is a purpose-built retirement development on the northern Bath side & located near the centre of this historic market town with its independent shops and up market restaurants. The train station links with Bath only a 12 minute picturesque train journey away & thence further afield. There are a range of pretty countryside, canal and woodland walks on offer along with tennis courts, cricket and rugby clubs. Essential amenities are nearby with doctor, dentist & supermarkets & bus services. **EPC - C**

- Comfortable retirement property
- Fitted kitchen breakfast room
- Two bedrooms, two ensuites
- Courtyard & balcony seating
- Lounge, dining room & garden room
- Allocated parking. **NO CHAIN.**





*Two bedrooms, two ensembles*

*Comfortable spaces  
NO CHAIN*

*Courtyard & balcony.  
Allocated parking*

