



JEREMY JENKINS

ESTATE AGENT



9 The Paddock, Kingston Mills, Bradford-on-Avon, BA15 1FN.

Guide Price £350,000

A second floor, luxury, riverside apartment on the Kingston Mills Island in a central location overlooking the river, a short walk to the train station & amenities with allocated parking.

On arrival at the communal entrance, we find a video entry system, a central lift and staircase to all floors. There are five apartments within this block and each apartment occupies its own floor. The apartment is located on the second floor, where there is an outer lobby area leading into an inner lobby. Through the front door, the hall leads into the open plan kitchen diner and living area. There is a balcony which overlooks the river & has room for a table & chairs to enjoy the view whilst soaking up the sunshine! The kitchen is modern with integrated appliances and has a real feeling of light & space. There are two double bedrooms, the master with ensuite shower room as well as a further bathroom. The apartment also benefits from an allocated parking space and a visitors parking permit.

Kingston Mills is a modern development that offers access to the beautiful town centre and to countryside walks down by the river and canal. Bradford-on-Avon is rich in shops, restaurants and cafes. It is well served by amenities such as schools, doctor and dentist, library, town hall, swimming pool, sports fields and park. There's lots to join in with should one wish. Last but not least, are rail links to Bath, Bristol & London plus the A4, A36 and M4 are handy for commuters too.

AVAILABLE WITH NO ONWARD CHAIN. EPC – B

- Second floor apartment with balcony
- South west views directly over the river
- Central location close to train station
- Two double bedrooms, master with ensuite
- Open plan kitchen living room diner
- Allocated parking space & visitor parking





Master with ensuite

*Riverside views &
balcony*

Lift and parking

