



TOWN & COUNTRY
ESTATES



Fitzmaurice Place, Bradford-On-Avon, BA15 1EL

£160,000

LOCATION

Bradford on Avon is a charming historic market town with many facilities and amenities including; a range of individual shops, supermarkets, swimming pool, library, doctors and dental surgeries, countryside walks along the River Avon from the Tithe Barn and the Kennet and Avon canal and a mainline railway station providing direct access to the cities of Bath, Bristol and London Waterloo.

DESCRIPTION

HOME WITH A VIEW! - A well presented, two double bedroom apartment, strictly available for those over the age of 55. Wessex House offers enviable views across the picturesque Bradford on Avon and an elevated position with the benefit of level access, this property is certain to appeal.

The popular retirement complex of Fitzmaurice Place enjoys a sought after location on the cusp of Bradford on Avon town centre, providing excellent access to bus routes (there is a bus stop literally outside the building), train station and the fantastic Kennet and Avon Canal.

The spacious, bright and airy accommodation comprises an entrance hall, large living room with wonderful views to the front, kitchen/breakfast room, cloakroom toilet, two double bedrooms with built-in wardrobes and a modern, refitted shower room. This lovely home provides the ideal solution for someone looking to downsize to a home more manageable, safe and secure, without compromising on space or location.

COMMUNAL ENTRANCE

Entering into the building into the communal entrance hall, there is the Managers office, the communal sitting room and stairs and a lift to higher floors. A private door leads to this apartment.

ENTRANCE HALL

You enter into the entrance hall, with an electric heater, telephone point and doors to all rooms, a useful storage cupboard and the airing cupboard.

LIVING ROOM

The living room is flooded with natural light from a uPVC double glazed bay window to the front, offering an enviable ever changing view. The room also benefits a fireplace with inset electric fire and wooden mantle, an electric storage heater, TV point and decorative matching light fixings.

KITCHEN/BREAKFAST ROOM

With a uPVC double glazed window to the side, a range of matching base, wall and drawer units, inset sink with chrome mixer tap and rolled top worksurfaces, built-in electric oven, inset ceramic hob with extractor and light over, plumbing for a washing machine, place for a fridge freezer and space for a small table and chairs.

CLOAKROOM

The useful cloakroom toilet has a low level WC, a pedestal basin and storage cupboard.



BEDROOM ONE

Bedroom one has a uPVC double glazed window to the front, two built-in double wardrobes and an electric heater.

BEDROOM TWO

The second double bedroom has a uPVC double glazed window to the front, built-in wardrobe and an electric heater.

SHOWER ROOM

The modern shower room has an obscure uPVC double glazed window to the side, the suite was recently replaced to now offer the convenience of a walk-in shower with mains shower and glazed screen, a vanity unit with storage, an inset basin with chrome mixer tap and dual flush WC, heated towel rail, shaving socket with light and attractive tiled splashbacks.

EXTERIOR

GARDENS

Well presented communal grounds surround the development.

CAR PARKING

There is limited allocated residents parking but the benefit of additional communal visitor spaces.

LEASE INFORMATION

99 year lease from 1987

Managing Agents - Churchill Estate management Limited

Service charge - £1013.56 per quarter

Freeholder - New Era Investments Limited

(managed by E&J Estates)

Ground rent - £468.58 per annum

ADDITIONAL INFORMATION

Council Tax Band - D

Fitzmaurice Place offers a resident's lounge and guest suite.

The freeholder will make a charge of 2.5% to the owner/s upon re-sale of this property.

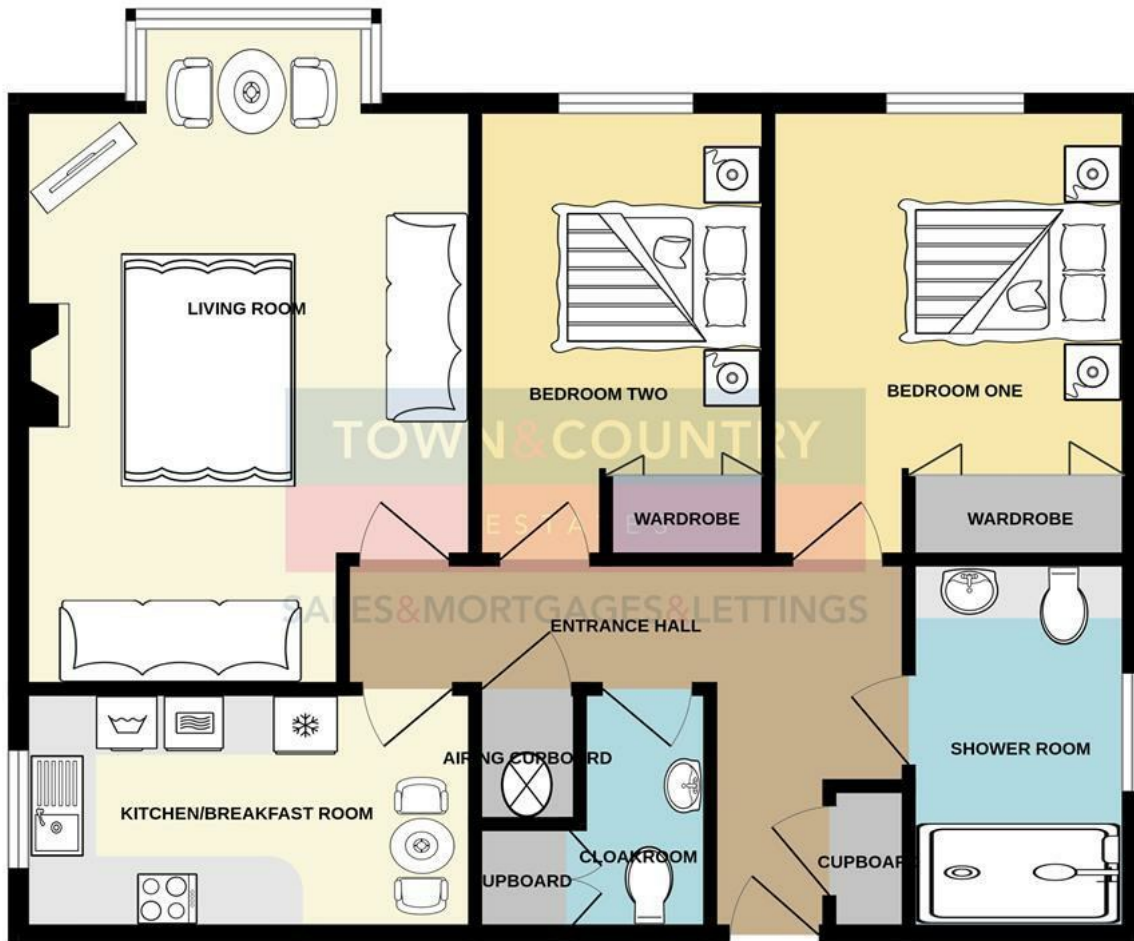
The owner must receive approval to complete certain work within the home.







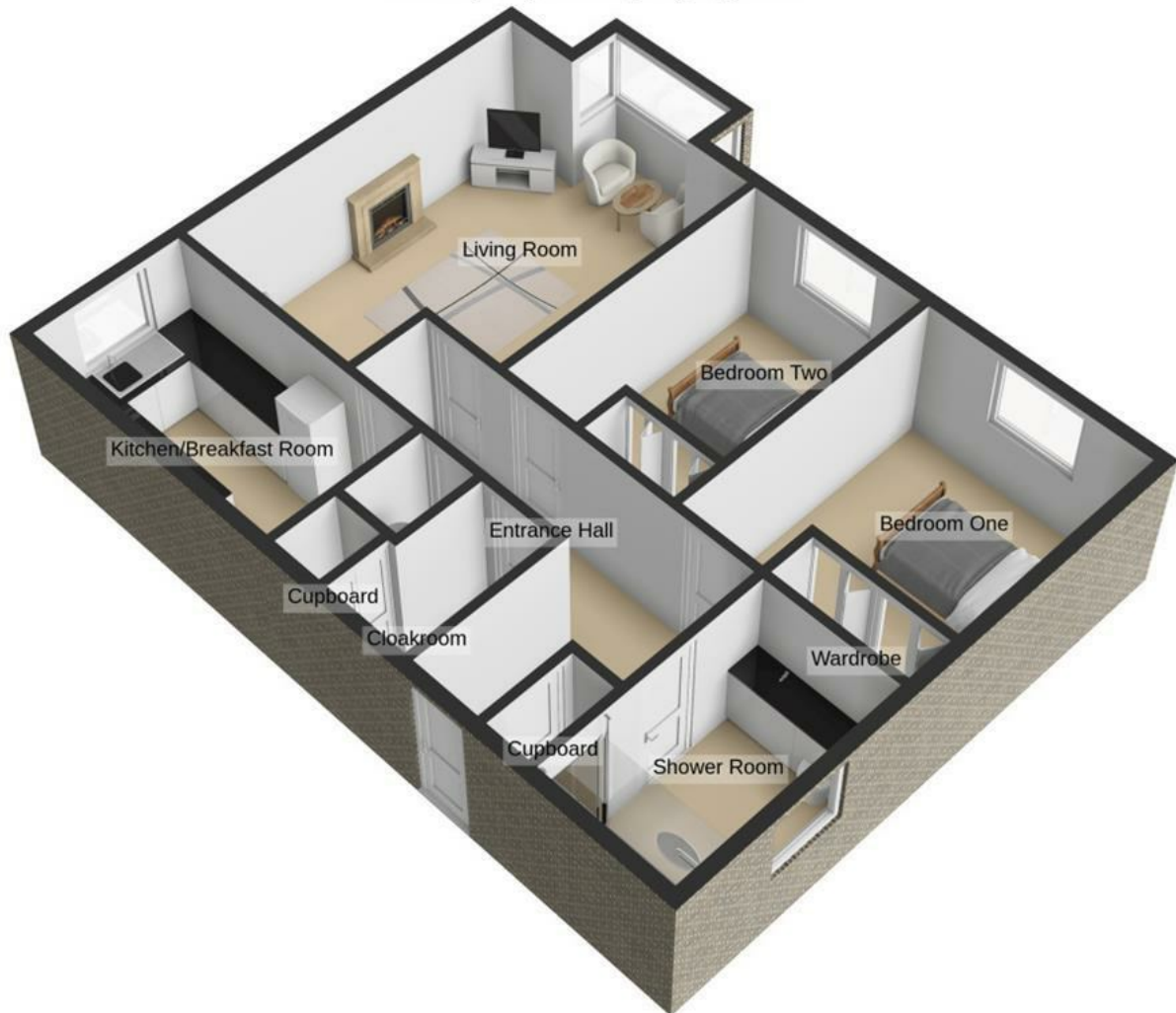
GROUND FLOOR
738 sq.ft. (68.6 sq.m.) approx.



TOTAL FLOOR AREA: 738 sq.ft. (68.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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TROWBRIDGE OFFICE
9 Fore Street, Trowbridge,
Wiltshire BA14 8HD

WESTBURY OFFICE
16 High Street, Westbury,
Wiltshire BA13 3BW

Teleph one: 01 225 7 766 99
Email: trowbridge@townandcountryestates.com

Telephone: 0 137 3 8244 44
Email: westbury@townandcountryestates.com

www.townandcountryestates.com

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