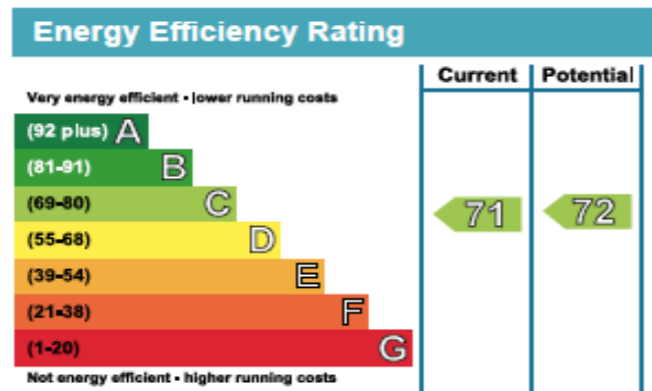


TOTAL APPROX. FLOOR AREA 742 SQ.FT. (69.0 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is 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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2 Deanery Walk, Avonpark, Winsley Hill, Bath, BA2 7JQ



£380,000
Leasehold*

* Other charges apply, please ask for details.

Viewing strictly by appointment only

Telephone Retirement Villages on 01372 383950

All visitors must report to Avonpark Village reception. Thank you.

Rarely available much sought after ground floor location 2 bedroom apartment with private terrace, Comprising;

- Spacious Reception Hall
- Well-appointed Sitting Room
- Kitchen
- Bedroom/Dining Room
- Master Bedroom with En-suite
- Excellent Communal Facilities and Beautiful Grounds with Views



2 Deanery Walk, Avonpark, Winsley Hill, Bath, BA2 7JQ



Entrance/Hallway:

The front of the property has a pretty frontage of established plants and shrubs and a porch covered front door onto;

Entrance Hall:

Spacious welcoming entrance hall; wall mounted entry phone, radiator, power points, consumer unit for electrics, coved ceiling and waist height dado rail, doors onto;

Sitting/dining room:

A well-appointed room with rear aspect fully glazed door opening onto an exclusive private patio area that leads out into the beautifully maintained grounds, additional rear aspect window, TV/FM telephone & power points, storage radiator, dado rail and coving, wall and central pendant light fittings.



Kitchen:

Comprising, range of eye and base level units and drawers with under cupboard lighting in a modern Taupe gloss finish with complementary worktops and splash back, integrated electric 4 ring hob with overhead extractor, built in single electric oven with microwave above and, small dishwasher below, fridge-freezer & 1 1/2 bowl composite sink unit with front aspect double glazed window. Spot lights and vinyl tile flooring.



Bedroom one:

Rear aspect with double glazed window overlooking the patio area and not overlooked by other properties, built-in wardrobe with central mirror, built-in shelves and low level storage cupboard, wall mounted radiator, TV/FM & power points, wall mounted call unit for 24 hour emergency assistance.

Door into;

En-Suite shower room:

Enclosed shower cubicle with riser shower, WC, pedestal wash hand basin, wall mounted extractor fan and fan heater and wall mounted mirror with shaver point and light. Vinyl flooring.



Bedroom Two:

Front aspect room offering versatile use a bedroom, dining room, dressing room or study. Range of built-in wardrobes to one wall, TV/FM/ power points and storage radiator.

Bathroom:

Comprising; panel enclosed bath with installed bath riser, the bath is located under the stair well and has a sloping ceiling above, pedestal wash hand basin, low level WC, bidet, extractor fan, part tiled, wall mounted electric heater, wall mounted mirror with shaver point and light, vinyl flooring.



Outside

The property is located within easy reach of the restaurant and extensive communal gardens with an array of mature trees, shrubs and plants and seated areas for the residents. A parking space is close by. Excellent communal facilities including; restaurant, clubhouse with bar and bistro in the conservatory with access to the grounds.

Domiciliary care is available subject to availability and costs*

Additional Comments/Star features:

Ground floor location

KEY FACTS SALES	2 Deanery Walk, Avonpark, Winsley Hill, Bath, BA2 7JQ		Created 7/9/2020
Property Details	Retirement Community Operator	Retirement Villages Group Ltd with subsidiary companies RV Property Holdings Ltd (Landlord) working with Avonpark Management Ltd (Management company).	
	Description of unit (type and beds)	2 Bedroom Ground Floor Apartment	Brochure, price list
	Status of unit	Pre-owned property	Brochure, property details
	Occupancy	one or two persons	Lease
	Tenure	Leasehold - 99 year lease from 25th Mar 2003 (82 years remaining)	Lease
	Subletting	Not permitted under terms of lease	Lease
	Domiciliary Care Provider	Provided by an external provider price on application	
Cost of moving into property	Asking Price	£380,000	Price list, website
	Other costs to move in	Your legal costs and disbursements for acting on the purchase of the lease	
	Parking & Garage arrangements	Car parking is available on a 'first come, first served' basis. No garages available at this site.	FAQs, lease
	Removal Costs	Your removal expenses	
	Stamp duty	Stamp duty costs	www.gov.uk/stamp-duty-land-tax
	Healthcare assessment	No charge by RV PROPERTY HOLDINGS LTD (If GP report required buyers would meet cost)	
Ongoing charges while living in the Retirement Community	Service charge from Jul 2020 to Jun 2021	Service charge: £7,166.74 pa for single or double occupancy.	FAQ's
	Maintenance reserve fund (sinking fund)	Included in the service charge. £257,723.00 balance at end last financial year.	
	Overnight on call support charge	Included in the service charge	
	Ground rent	Currently £250 per annum – Subject to review	Lease, FAQ's
Care Costs	Provided by an external provider	Price on application	
Insurance arrangements	Responsibility of Landlord	Buildings, Public Liability and Employers Liability insurance - Costs included in the service charge	FAQ's & Contract pack sent to your solicitor
	Responsibility of Tenant	Home contents Insurance	
Ongoing fees residents will have to pay in addition	Utility Bills	Electricity, Water, Phone, IT	Buyer introduction pack
	Council tax	Band F - £2,653.88 pa	Wiltshire Council
	TV licence	Additional cost unless exempt	
	Internet provider	Free Choice	
	Satellite/Cable TV	Free Choice	
Charges when leaving or selling the property	Assignment fee	10% Fixed Fee, does not change over time.	Lease, FAQ's, price list
	Estate Agent's commission	1.5% when RV PROPERTY HOLDINGS LTD undertake sales and marketing or sellers choice of agent	
	Legal fees	On the sale of the apartment to pay the Landlord's reasonable and proper legal and registration fees	
	Removal expenses	Buyer/seller responsible for own removal costs	
	Dilapidations	The cost of your putting the property back in good order internally in accordance with the terms of the Lease	Lease
Restriction on selling the property		Purchasers must be at least 55 years or older as specified in the lease and subject to an acceptance interview with the Village Manager	Lease