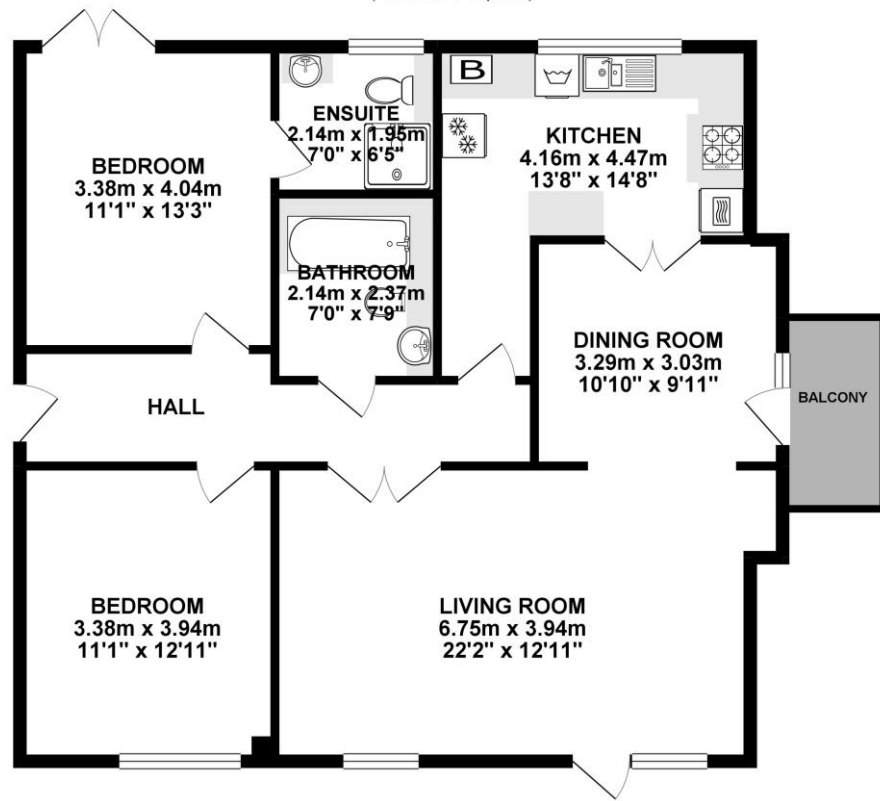
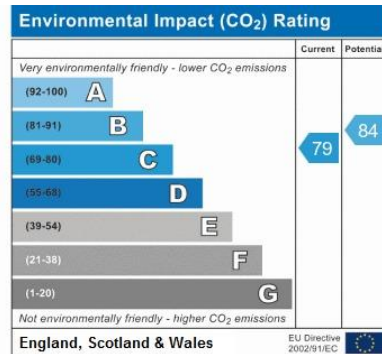
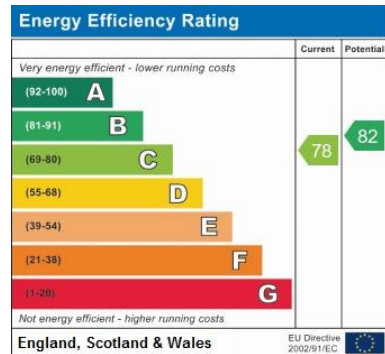


FLOOR AREA 94.16 sq. m.  
( 1013.54 sq. ft. )



TOTAL FLOOR AREA: 94.16 sq. m. ( 1013.54 sq. ft. ) approx.  
While 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 listed and no guarantee as to their operability or efficiency can be given.  
Made with Homestyler 6/2019



Address:  
22 Kingfisher Court Avonpark Limpley Stoke Bath BA2 7JS

## 22 Kingfisher Court, Avonpark, Winsley Hill, Bath, BA2 7JS



**£365,000**  
**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.

A charming two bedroom first floor retirement apartment with balcony offering spacious accommodation, comprising;

- Wide L shaped entrance hall
- Dual Aspect Sitting / Dining Room
- Fitted Kitchen
- Two Double Bedrooms, Master with En-Suite
- Attractive Landscaped communal Grounds with Stunning Views
- Excellent Communal Facilities include restaurant, bistro & bar



## 22 Kingfisher Court, Avonpark, Winsley Hill, Bath, BA2 7JS



### Entrance/Hallway:

Spacious reception hall with room to accommodate a wheelchair or electric scooter easily, power points, spot lights to ceiling and radiator, doors onto;

### Sitting /Dining Room:

A well appointed L shaped sitting/dining room with glazed patio doors onto a Juliet balcony, additional double glazed window, coved ceiling, two radiators, TV/FM/telephone and power points, open plan into dining room. Glazed double doors open onto a delightful railed balcony with room for table and chairs.



### Kitchen:

Generous sized kitchen comprising; range of eye and base level units with complementary granite work tops and tiled splash-backs, inset one and a half bowl sink and drainer, front aspect double glazed window, integrated 4 ring gas hob with overhead extractor and waist height single electric oven. *(no appliances have been tested)* washer/dryer and stacked fridge & freezer.



### Bedroom One:

A good size double room with glazed double doors onto a Juliet balcony, coved ceiling, radiator, power points, door into;

### En-suite:

Comprising; shower cubicle, low level WC, vanity sink unit with wall-mounted mirror above, radiator, extractor fan and opaque glass window.



### Bedroom Two:

A generous sized double room with double glazed window to rear aspect of the village, coved ceiling, radiator, power points, range of built-in wardrobes, power points and radiator.

### Bathroom:

Spacious bathroom with panel enclosed bath, low level WC, vanity sink unit, tiled splash-back extractor fan, radiator, wall mounted mirror and spotlights.



Avonpark is a highly sought after retirement village set in approximately 15 acres of mature secluded grounds with delightful rural views over an area of outstanding natural beauty. Situated above the Limpley Stoke valley on the outskirts of the village of Winsley and approximately two miles from the charming Bradford-on-Avon and 6.2 miles from historic Bath city centre, Avonpark Village offers a superb range of social and leisure facilities, together with support services that are tailored to your precise requirements for your present and future needs.

KEY FACTS SALES	22 Kingfisher Court, Avonpark, Winsley Hill, Bath, BA2 7JS		Created 9/9/2020
<b>Property Details</b>	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 First Floor Apartment	Brochure, price list
	Status of unit	Pre-owned property	Brochure, property details
	Occupancy	one or two persons	Lease
	Tenure	Leasehold - 999 year lease	Lease
	Subletting	Not permitted under terms of lease	Lease
	Domiciliary Care Provider	Provided by an external provider price on application	
<b>Cost of moving into property</b>	Asking Price	£365,000	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)	
<b>Ongoing charges while living in the Retirement Community</b>	Service charge from Jul 2020 to Jun 2021	Service Charge: £7,786.76 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 £100 per annum – Subject to Review	Lease, FAQ's
<b>Care Costs</b>	Provided by an external provider	Price on application	
<b>Insurance arrangements</b>	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	
<b>Ongoing fees residents will have to pay in addition</b>	Utility Bills	Electricity, gas, 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	
<b>Charges when leaving or selling the property</b>	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
<b>Restriction on selling the property</b>		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