



6 Deanery Walk
Approx. 114.0 sq. metres (1225.8 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(93 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-10) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
	67	73	
		48	55
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

The Penthouse, 5 & 6 Deanery Walk, Avonpark, Winsley Hill, Bath, BA2 7JQ



£560,000
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 unique Two/Three bedroom penthouse apartment located on the top floor of Deanery Walk in the age exclusive Retirement Village of Avonpark with its landscaped grounds and far reaching views of the Avon valley.

- Private Lift Entrance directly into apartment
- Sitting Room/Dining Room
- Kitchen
- Study/Bedroom Three
- Master Bedroom with impressive en-suite facilities
- Further Bathroom
- Balcony
- Excellent Communal Facilities



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Communal Entrance Hall

With stairs to upper floor and lift giving personal access directly into the apartment

Entrance Hall

With stairs to landing

Landing:

Wooden panelled doors to bedrooms and bathrooms, wall lights, access to loft storage, skylight, electric meter cupboard, built-in book shelves with cupboards underneath.

Hallway: 14'8 x 5'9 (4.47m x 1.75m)

Side aspect double glazed opening window, storage heater, access to loft space, meter cupboards, doors to living room and kitchen

Sitting Room: 25'10 x 16'1 (7.87m x 4.60m)

Two sets of double opening double glazed doors leading to balconies, a rear aspect double glazed window overlooking the communal lawn, eaves storage cupboard, a fire place with a wooden mantle and surround and limestone hearth, TV and telephone points, storage heater, dado rail, down lighting, storage cupboard housing hot water cylinder, further storage cupboard.

Kitchen: 10'4 x 9'3 max (3.16m x 2.68m)

Matching range of floor and wall mounted units with granite work tops, incorporating one and a half bowl stainless steel sink with mixer tap and drainer, inset 4 ring electric AEG hob, integrated high level AEG electric double oven, extractor with light, integrated AEG washer/dryer & low level fridge/freezer, further extractor fan, down lighting, space for separate upright fridge/freezer, front aspect double glazed window, vinyl flooring, part tiled walls

Master Bedroom: 19'4 x 19'4 (5.89m x 5.88m)

Dual aspect with double glazed opening doors to the balcony and to the rear there is a double glazed window overlooking the gardens, storage heater, dado rail, telephone point, personal alarm cord, two double built-in wardrobes, door to;

En Suite Bathroom:

Low flush WC, enclosed bath with mixer tap, separate corner shower cubicle with mounted shower, vanity cupboard with marble top and inset wash hand basin, shaver point, down lighting, extractor fan, wall mounted electric fan heater, electric towel rail, tiled flooring, side aspect double glazed opening window.

Double Bedroom Two: 9'4 x 9'4 (2.85m x 2.83m)

Front aspect window, electric wall panel heater and double built-in wardrobe

Bathroom:

With pedestal wash hand basin, panelled bath with mixer tap, low flush WC, front aspect double glazed opening window, extractor fan, down lighting, part tiled walls, laminate flooring, electric fan heater, electric towel rail, shaver point.



KEY FACTS SALES	The Penthouse, 5 & 6 Deanery Walk, Avonpark, Winsley Hill, Bath, BA2 7JQ		Created 9/9/2020
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)	3 Bedroom Top Floor Apartment	Brochure, price list
	Status of unit	Pre-owned property	Brochure, property details
	Occupancy	one or two persons	Lease
	Tenure	Leasehold - 125 year lease	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	£560,000	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: £8,539.50 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 £300 per annum. Ground rents are subject to review. Please ask for details.	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, 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	
Charges when leaving or selling the property	Assignment fee	5% (1st year), 10% (2nd year) or 10% of the sale price when re-sold.	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