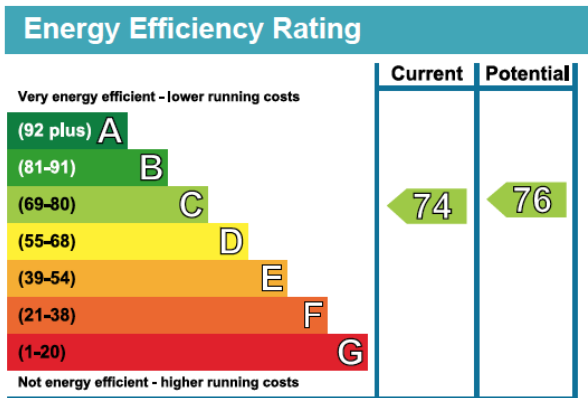


TOTAL APPROX. FLOOR AREA 71.9 SQ.M. (774 SQ.FT.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is 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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22 Deanery Walk, Avonpark, Winsley Hill, Bath, BA2 7JQ



£385,000
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 well-appointed bright and spacious two bedroom apartment with superb valley views, comprising;

- Sitting/Dining Room
- Kitchen
- Two Bedrooms one En-suite
- Further Shower Room
- Juliet Balcony
- Lift Access
- Excellent Communal Facilities
-



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



Secure entry system into communal entrance lobby with lift & stairs.

Front door onto entrance hall:

Spacious reception hall with side aspect window, doors onto;

Sitting Room:

Well-appointed spacious room with rear aspect French doors onto a Juliet balcony over-looking the Avon Valley. Further rear aspect window, coving, dado rail, storage heater, TV/FM telephone and power points. Wall lights & 2 x ceiling pendants.



Kitchen:

Well-equipped kitchen comprising; a range of eye and base level units & drawers in a white finish, complementary worktops, tiled splash-backs, stainless steel sink and single drainer, integrated electric oven and electric hob, extractor overhead, free standing fridge with ice box, washing machine (both items negotiable). Vinyl flooring.



Master Bedroom:

Rear aspect window with delightful outlook over the Avon valley and manicured grounds, coving, storage radiator, power points, built-in double wardrobes with sliding doors. (Free standing wardrobe if required).

Shower Room:

Walk-in glazed shower cubicle with sliding doors, thermostatically controlled riser shower, fitted shower seat, vanity sink unit, low level WC, built-in cupboard, and wall mounted mirror with shaver point & light. Heated towel rail & extractor fan. Carpet floor covering.



Bedroom Two:

Front aspect triple paned window with pleasant outlook, coving, telephone and power points, built-in wardrobe, door onto;

En-Suite Shower Room:

Enclosed shower cubicle with thermostatically controlled riser shower, pedestal wash hand basin, low level WC, heated towel rail, and wall mounted mirror with shaver point and light. Carpet floor covering.



Outside

Extensive communal gardens with an array of mature trees, shrubs and plants and seated areas for the residents.

Avonpark offers a range of excellent facilities including restaurant and Bistro and club house lounge with bar.

Additional Comments/Star features:

Redecorated and re-carpeted presented in very good condition throughout

KEY FACTS SALES	22 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)	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 - 99 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	£385,000	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: £7,087.25 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	
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	2.5% (1st year), 5% (2nd year) or 10% (after year 2) of the sales 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