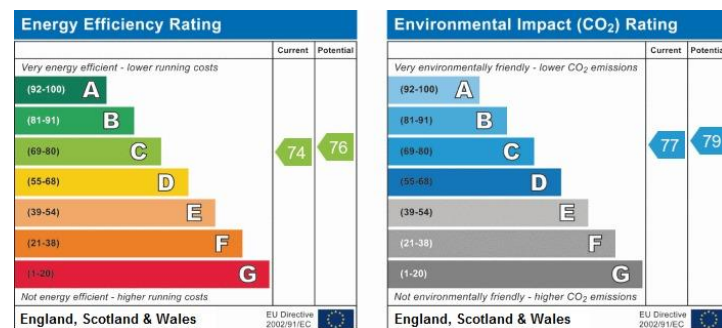


TOTAL APPROX. FLOOR AREA 42.2 SQ.M. (454 SQ.FT.)

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  
Made with Metropix ©2018



## 16 Alexander Hall, Avonpark, Winsley Hill, Bath, BA2 7FF



**£230,000**  
**Leasehold\***

\* Other charges apply, please ask for details.

**Viewing strictly by appointment only**

Telephone Retirement Villages on 01372 383950

All visitors must report to Roseland Parc reception. Thank you.

**A room with a view! Delightful first floor one bedroom apartment, comprising;**

- Open Plan Sitting Room/ Kitchen
- Bedroom
- Bathroom
- Superb far-reaching views over the Avon Valley
- Lift Access
- Excellent Communal Facilities and Maintained Gardens





# 16 Alexander Hall, Avonpark, Winsley Hill, Bath, BA2 7FF



**Lift and stairs to first floor from main communal area, entry phone system to own front door onto;**

**Hallway:**

Storage recess, telephone point, doors into;

**Sitting Room / Kitchen:**

A lovely bright, open plan living area with rear 2 x aspect double glazed windows that overlook the stunning Limpley Stoke Valley. TV/FM & telephone points, the kitchenette features an island unit with cupboards and built-in freezer below, further eye and base level units with complementary counter tops incorporating a single drainer and stainless steel sink with mixer tap, 4 ring ceramic hob with cooker hood above and under counter integrated fridge.

**Bedroom:**

2 x rear aspect windows having superb views over the well maintained grounds and the Limpley Stoke valley. Power and telephone points, coving to ceiling make this a relaxing space.

**Shower Room:**

Enclosed shower cubicle, low level WC, pedestal wash hand basin and built-in storage cupboard. Wall mounted mirror and shaver point, heated towel rail and wall mounted extractor fan.

The property is heated by storage heaters throughout.

**Outside:**

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



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	16 Alexander Hall, Avonpark, Winsley Hill, Bath, BA2 7FF		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)	1 Bedroom First 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	
<b>Cost of moving into property</b>	Asking Price	£230,000	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: £6,426.80 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 £200 per annum. Ground rents are subject to reviews. Please ask for details.	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 - £61.24 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	5% (1st year) or 10% (2nd year or after) of the sales price when the property is 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
<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