

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



Entrance Hall:

A welcoming reception hallway with a built-in slim-line storage cupboard, front aspect window, wall mounted entry phone, storage heater, loft hatch, small over door cupboard housing fuse box and doors onto;

Bedroom: 13'8 x 7'9 (4.20m x 2.40m) (plus recess with built-in cupboard)

Two front aspect windows, built-in wardrobe with triple doors, 2 x built-in bedside cabinets, TV/FM/Telephone and power points, call monitor to 24 hour emergency assistance.



Sitting Room: 15'2 minimum x 20'8 Maximum x 17'9 (4.63m x 6.33m x 5.45m)

This well-appointed dual aspect room has a light, airy feel and delightful far reaching countryside views of the valley. A range of built-in book case/storage cupboards has been installed along one wall with additional under eaves storage too. TV/FM/Telephone & power points, storage radiator, door into;



Kitchen: 7'1 x 10'1 (2.16m x 3.07m)

The bright sunny kitchen has a rear aspect window overlooking the superb countryside view. A range of eye and base level units with complementary tiled worktops and splash-backs, single drainer stainless steel sink unit with mixer tap, wall mounted plate rack, built-in storage cupboards and cupboard housing hot water tank. Integral electric oven and 4 ring electric hob with extractor overhead. Additional mounted extractor fan & laminate flooring. Spaces for washing machine and under counter fridge to be installed.



Shower Room:

A white suite comprising; double width enclosed shower cubicle (fully tiled) with riser shower, wall mounted seat and grab rail & sliding doors. Built-in sink unit with storage cupboards below, tiled shelf and splash-back, large wall mounted mirror with shaver point, mirrored cabinet, low level W.C., tiled floor, heated towel rail, wall mounted electric fan heater and extractor fan.



Outside

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

Facilities include a country club style lounge room with bar, bistro and residents restaurant.

KEY FACTS SALES	30 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)	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	
Cost of moving into property	Asking Price	£237,000	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: £6,669.67 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
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 D - £1,837.30 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), 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