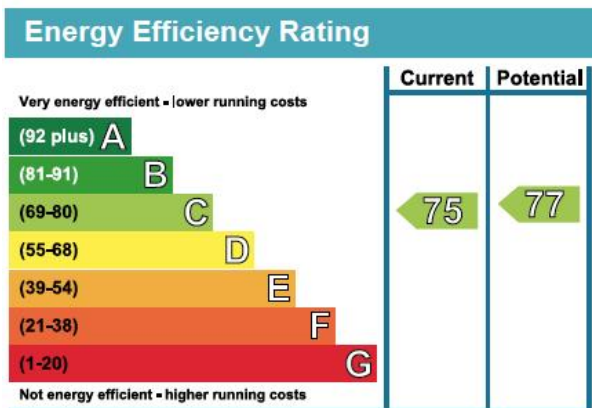


TOTAL APPROX. FLOOR AREA 738 SQ.FT. (68.6 SQ.M.)

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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4 Deanery Walk, Avonpark Village, Winsley Hill, Bath, BA2 7JQ



£395,000
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 superbly appointed south/southwest facing two bedroom first floor apartment in excellent condition having recently been refurbished throughout to a high standard with views over the grounds and gardens, comprising;

- Communal Lobby with entry phone
- Lift Access
- Sitting/Dining Room
- Modern Fitted Kitchen
- Master Bedroom with En-suite
- Bedroom Two
- Second Shower Room
- Excellent Communal Facilities



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Entry phone system into communal entrance lobby with lift and stairs.

Front door onto;

L shaped reception hall, dado rail, coving, radiator, entry phone and wall mounted coat hooks.

Kitchen: 7'11 x 7'8 (2.41m x 2.33m)

Brand new fitted kitchen comprising a range of eye and base level units in a cream finish with complementary worktops, integrated fridge/freezer, low level electric oven, ceramic hob, cooker hood, in-set stainless steel sink with single drainer, tiled splash-back, slim-line dishwasher, laminate flooring, spotlights, solid door onto;



Living Room: 20'1 into bay x 14'8 (6.12m x 4.47m)

Spacious living area with a light airy feel, rear aspect south/southwest facing fully glazed French doors onto a Juliet balcony, additional rear aspect window, focal point stone fire surround with electric fire (remote controlled) dado rails, coving, TV/FM, telephone and power points.



Master Bedroom: 14' x 11'8 (4.26m x 3.56m)

South/southwest facing window with delightful view over grounds, coving, built-in wardrobes with central vanity area & shelf above, radiator, TV/FM, telephone and power points, door onto;

En-suite shower room:

Comprising; double width walk-in shower cubicle with sliding doors, fully tiled, thermo controlled shower, 2 x grab rails, low level WC with concealed cistern and shelf above, heated towel rail, pedestal wash basin, wall mounted mirror with shaver point & light, tiled floor, extractor fan, wall mounted electric bar heater (modern), recessed shelves providing deep open storage, ¾ tiled walls.



Additional Shower room:

Frosted front aspect window, pedestal wash hand basin, low level WC, wall mounted mirrored cabinet and additional wall mounted mirror with shaver point & light, wall mounted electric bar heater, modern corner style enclosed shower cubicle with sliding doors, thermostatically controlled shower, unit, extractor fan & heated towel rail. Plumbed in washer/ dryer.



Bedroom Two: 9'4 x 9'3 (2.85m x 2.82m)

Built-in cupboard with sliding mirrored doors housing hot water tank & slatted shelves, built-in single wardrobe, radiator, coving, front aspect casement window, bright airy feel.

Outside

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

KEY FACTS SALES	4 Deanery Walk, Avonpark Village, 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 - 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	£395,000	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: £7,004.96 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), 10% any time after 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