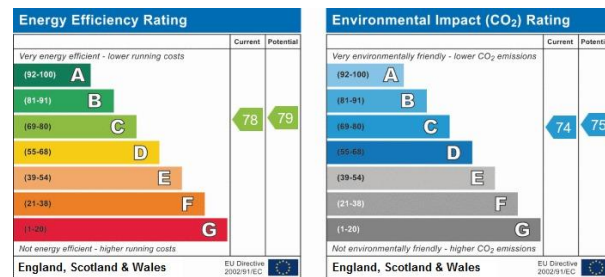


TOTAL APPROX. FLOOR AREA 46.3 SQ.M. (498 SQ.FT.)

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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## Apartment 10, Alexander Hall, Avonpark Village, Winsley Hill, Bath, BA2 7FF



**£285,000**  
**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 superb one bedroom first floor apartment in excellent condition, comprising;

- Entrance Hall
- Sitting Room, kitchen and bedroom with stunning views
- Larger than average and separate Kitchenette
- Good size bedroom
- Bathroom
- Communal Gardens
- Excellent Facilities
- Lift access



## Apartment 10, Alexander Hall, Avonpark Village, Winsley Hill, Bath, BA2 7FF



### Front door and entry phone system

### Sitting room

A well-appointed room with 2 x double glazed windows with stunning views over the lovely Limpley Stoke valley. TV/FM telephone, power points and radiator.



### Kitchen

A larger than average separate kitchenette with lovely views over the valley, range of eye and base level units with complementary worktops, tiled splash-back, stainless steel sink unit, 4 ring ceramic hob with cooker hood above, under counter fitted electric oven.

### Bedroom:

Delightful spacious and bright room with 2 x double glazed windows boasting views over the stunning grounds of Avonpark and the Limpley Stoke valley.. TV/FM telephone and power points, radiator and alarm call system.



### Bathroom

Pedestal wash hand basin with wall mounted mirrored cabinet and light above. Double shower cubicle with easy access door, Radiator, low level WC, Vent Axia, wall mounted heater.

### Communal Balcony

This apartment is very close to the communal balconied terrace which offers a seating area to take in the excellent views. Space for BBQ and sun chair.



### 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	Apartment 10, Alexander Hall, Avonpark Village, Winsley Hill, Bath, BA2 7FF		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	£285,000	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: £6,406.88 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 H - £76.55 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% (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