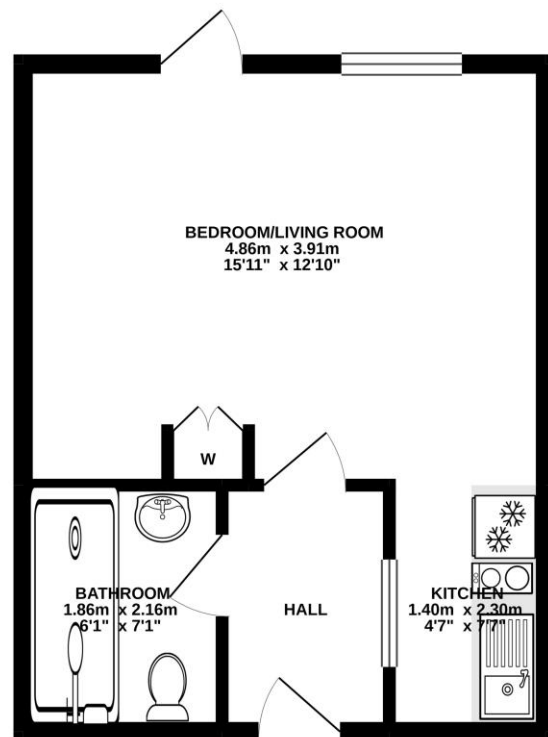


GROUND FLOOR
30.3 sq.m. (326 sq.ft.) approx.



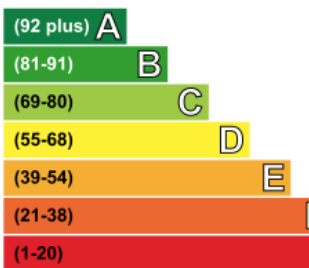
4 ALEXANDER HALL, AVON PARK

TOTAL FLOOR AREA : 30.3 sq.m. (326 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

| Current | Potential |
|---------|-----------|
| 78 | 78 |

Apartment 4, Alexander Hall, Avonpark Village, Winsley Hill, Bath, BA2 7FF



£185,000 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 delightful ground floor studio apartment in the heart of Alexander Hall, benefitting from its close proximity to the central clubhouse facilities, **comprising;**

- **Sitting Room**
- **Cosy Bedroom Area**
- **Modern fitted kitchenette**
- **Modern fitted shower room**
- **Large glazed door onto Private Patio that enjoys a South Facing position**



Apartment 4, Alexander Hall, Avonpark Village, Winsley Hill, Bath, BA2 7FF



Tenure: Leasehold

Entry is via main front door to Alexander Hall then own front door onto;

Hallway:

Wall mounted telephone, fuse box, door onto bathroom, glass panel inset into wall looking through to kitchenette.

Sitting Room / Kitchenette: 4.85m x 3.91m (15'11" x 12'10")

Side aspect double glazed window with pleasant outlook, Large fully glazed door (wheelchair width) onto a secluded patio which catches the afternoon sun. A selection of mature shrubs and trees borders the patio and leads onto the beautifully maintained communal grounds with stunning views of the Avon valley.

Bedroom area:

Built-in wardrobe arrangement with overhead cupboards and integrated display shelving to one side designed around space for a single bed. Waist height dado rail, coving to ceiling and recently laid carpet. Opening into;

Kitchenette: 2.29m x 1.37m (7'6" x 4'6")

New range of eye and base cabinets with complementary worktops, inset single bowl stainless steel sink with mixer tap, tiled splash-back, 2 ring electric hob, under counter fridge and vinyl flooring. A glazed window onto the hall creates light.

Bathroom: 2.41m x 1.85m (7'11" x 6'1")

Newly remodelled shower room with fitted wash hand basin unit, low level WC, light and shaver point, double width shower tray with wall mounted shower and glass screen, heated chrome towel rail.

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 4, Alexander Hall, Avonpark Village, Winsley Hill, Bath, BA2 7FF | | Created 1/10/2020 |
|--|--|--|--|
| 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 Ground Floor Apartment | Brochure, price list |
| | Status of unit | Pre-owned property | Brochure, property details |
| | Occupancy | one person | 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 | £185,000 | 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: £6,032.84 pa 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 | Electric, gas, water, phone, IT | Buyer introduction pack |
| | Council tax | Band H - £61.24 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% after 2nd year. | 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 |