

Apartment 3, 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 charming ground floor studio apartment nestled in the heart of Alexander Hall close to the facilities, **comprising;**

- **Sitting Room**
- **Bedroom Area**
- **Modern Kitchenette**
- **Shower Room**
- **Glazed Door onto Patio**
- **Excellent Communal Facilities**
- **Communal Grounds with Delightful Views**



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Tenure: Leasehold

Entry is via main house 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/bedroom area: 16'2 x 12'9 (4.94m x 3.90m)

Side aspect double glazed window with pleasant outlook, glazed door onto a secluded patio which catches the afternoon sun. A selection of mature shrubs and trees borders the patio, access to the communal grounds and gardens.

Bedroom area:

Waist height dado rail, coving to ceiling, TV/FM & power points. Opening into;



Kitchenette: 6'11 x 4'7" (2.10m x 1.40m)

Newly fitted kitchenette, with Wall and base units, complementary worktop, inset stainless steel single bowl & drainer sink unit with mixer tap, tiled splash-back, new 2 ring electric hob, under counter fridge, and wood effect flooring.

Shower room:

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:

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 3, Alexander Hall, Avonpark Village,, Winsley Hill, Bath, BA2 7FF		Created 8/10/2020
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 Studio 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	£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: Single or Double Occupancy £6,032.84 pa	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), After the 2nd year assignment fee 10%.	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