

25 Deanery Walk, Avonpark, Limpley Stoke, Wiltshire BA2 7JQ

(Awaiting Floor Plan with Measurements and EPC)



**£230,000
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 one bedroom apartment on the top floor of Deanery Walk with lift access and spectacular views, Comprising;

- **Entrance Hall**
- **Dual Aspect Sitting/Dining Room**
- **Kitchen with Far Reaching Views**
- **Bedroom**
- **Bathroom**
- **Excellent Communal Facilities**
- **Well Maintained Communal Gardens**



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Secure Communal Entrance with entry phone system, lift and stairs.

Front door onto,

Entrance Hall:

Good sized entrance hall with window and door entry System. Doors to shower room, bedroom and lounge.

Sitting/ Dining Room:

Well-appointed spacious dual aspect room with double-glazed windows over looking the stunning Avon Valley. Two wall mounted electric radiators and a feature fire place.

Kitchen:

Comprising and range of eye and base level units, sink unit with mixer tap over and tiled splash-backs, electric four ring hob with overhead extractor, integrated appliances include; electric oven, fridge & freezer, washing machine, vinyl flooring and large larder cupboard range. South facing aspect double glazed window over sink with amazing views over the Village Grounds and Avon Valley.

Bedroom One:

Built-in wardrobe, double-glazed window, radiator, power points and Emergency Call System

Shower Room:

Large Double shower, toilet and sink with vanity unit.

Outside:

Extensive communal gardens with an array of mature trees, shrubs and plants and seated areas for the residents to enjoy the grounds and the superb views.

There is also a small shop selling essentials, a mini bus, hair dressers and laundry on site for residents use.



KEY FACTS SALES		25 Deanery Walk, Avonpark, Limpley Stoke, Wiltshire, BA2 7JQ	Created 15/12/2021
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 Apartment	Brochure, price list
	Status of unit	Pre-owned property	Brochure, property details
	Occupancy	one or two persons	Lease
	Tenure	Leasehold - 99 year lease from 25th Mar 1997	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	£230,000	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 2021 to Jun 2022	Service Charge: £6,701.41 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 £100 per annum - fixed for the duration of the lease	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, water, phone, IT	Buyer introduction pack
	Council tax	Band D - £1,929.76 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	There is no assignment fee payable on this lease.	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