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ESTATE AGENT



3 Kingfisher Court, Avonpark, Limpley Stoke, Bath, BA2 7JS.

£420,000

A comfortably proportioned and well-located first floor apartment with views to three sides in this popular retirement village set on the ridge high above the lovely Limpley Stoke valley. The surrounding countryside, River Avon, canal & villages offer beautiful walking & views as do the shared grounds. All of the accommodation is arranged around the lengthy welcoming entrance hall. The master bedroom has an ensuite, there is also a second bedroom and bathroom. The sitting room/dining room is a generous L shaped space with an outlook to two sides and access to the small balcony – just large enough to mess about with a few pot plants and a bird feeder. There is a lift and shared parking.

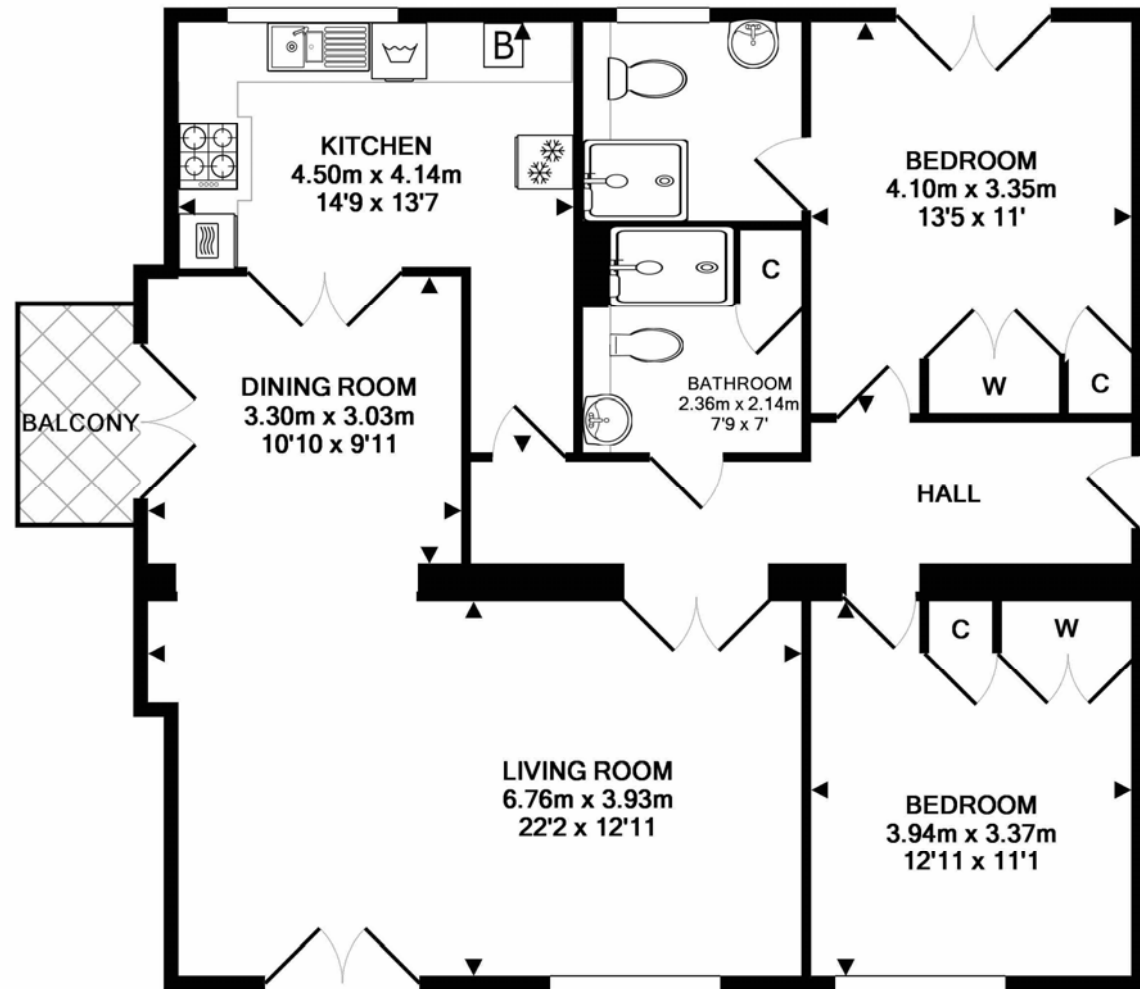
The excellent facilities at Avonpark are extensive and exclusively for the use of residents. They include: restaurant, GP surgery, guest suites, activities room, library area, shop, bar, landscaped gardens & croquet lawn, and a mini bus for shopping trips and outings. As well as independent living we find escalating care and dementia services. Bradford-on-Avon is a market town with eclectic shops & boutiques; pubs, restaurants and cafes, library, churches, swimming pool and Doctors' surgery. There is also a wealth of historic attractions such as the Tithe Barn and Saxon Church. There are rail links to Bath and London too! The bus stop at the end of the drive has services to Bath and Bradford-on-Avon. Bath offers city centre shopping and further amenities plus cinemas and the Theatre Royal. There is also direct rail access to London Paddington. The village of Winsley has a farm shop, Co-op store, health centre, church, a good pub and cricket & bowls clubs.

Note:

We advise that there is a 10% assignment fee payable upon resale of this property.
The apartment is Leasehold. Management fees and ground rent also apply.

- Well located retirement village
 - Lounge dining room
 - First floor apartment with balcony
 - Attractive landscaped grounds
 - Two bedrooms, master with ensuite
 - Shared communal facilities
- EPC - B**





TOTAL APPROX. FLOOR AREA 96.8 SQ.M. (1042 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

