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ESTATE AGENT

9 Deanery Walk, Avonpark, Limpley Stoke, Bath, BA2 7JQ.

Price: £385,000

First floor retirement apartment. Two double bedrooms, bathroom & ensuite. Good sitting room with Juliet balcony. NO CHAIN.

Well located first floor apartment set high above the beautiful Limpley Stoke valley between Bath & Bradford-on-Avon on the outskirts of Winsley village. The entrance hall leads to all the well-proportioned accommodation. The Sitting/dining room looks out over the formal grounds from the Juliet balcony which enjoys a sunny west facing aspect. The main bedroom shares the sunny west facing views whilst the second double bedroom has an ensuite shower room. There is also a separate shower room. The kitchen is at the rear & adjoins the hallway which is large enough to have a breakfast table.

Avonpark village is set in several acres of mixed park and woodland between the villages of Limpley Stoke and Winsley. Featuring well-appointed communal facilities, from club rooms and gardens with large sun terrace through to a formal restaurant, conservatory bistro, bar, coffee lounge and library area, Avonpark Village offers independent living with a range of optional in-home care services & minibuses for local shopping & trips. There are visiting services such as Doctor & district nurse, hairdresser and nail salon. There is a weekly cleaning service & weekly laundry for sheets & towels. Lastly there are allotments for the green fingered! There are plans afoot for a major redevelopment of the site to much improve the facilities & expand accommodation with ambitious remodelling.

NOTE: Leasehold property, 99 years from 25 March 2003, 77 years left. Service charge currently £8,907.98. Ground rent is £100 per annum.

NOTE: There is a 10% assignment fee payable upon resale. Council tax band – F. Purchasers must be at least 55 years old.

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|-------------------------------------|--|---------------------------------|-----------------|
| • Well located retirement apartment | • Lounge dining room with Juliet balcony | • Hallway/breakfast room | NO CHAIN |
| • Two bedrooms, bathroom & ensuite | • Fitted kitchen room | • Communal facilities & grounds | EPC - C |





*Well located near Bath
& Bradford on Avon*

*Two bedrooms &
two bathrooms*

No chain!

