

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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Flat 22 Meadow Court Brassmill Lane Bath BA1 3HX



£119,950



www.daviesandway.com

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A first floor one bedroom retirement apartment within Meadow Court, a purpose built development comprising 34 apartments set in attractive landscaped gardens managed by Curo.

* 80% Share available * residents facilities - lounge, hobby room, guest suite, residents parking & gardens * lift served development * hallway * lounge/dining room * modern fitted kitchen with built in oven & hob * double bedroom * bathroom * electric heating * double glazing * an excellent retirement proposition *

The development itself benefits from communal facilities provided for the use and enjoyment of all residents including a residents lounge, kitchen/dining room and further sitting rooms on the upper floors plus communal gardens and residents parking.

An 80% share in the ownership of the apartment is available.

In fuller detail the accommodation comprises (all measurements are approximate):

Communal approach leading to the private door to the apartment.

ENTRANCE HALL: Night storage heater, cloaks cupboard. Airing cupboard with fitted shelving and hot water cylinder.

LIVING ROOM: 4.14m x 4.06m (13' 6" x 13' 3") Two double glazed windows, night storage heater, wall lights.

KITCHEN: 3.76m x 2.11m (12' 4" x 6' 11") Double glazed. Wall mounted Dimplex electric heater. Range of fitted wall and floor units with contrasting work surfaces and tiled surrounds, inset stainless steel single drainer sink unit with mixer tap. Built in Bosch oven and hob, plumbing for automatic washing machine.

BEDROOM: 4.66m x 2.54m (15' 3" x 8' 3") Double glazed window, night storage heater, built in wardrobe (included in measurements).

BATHROOM: 2.17m x 1.89m (7' 1" x 6' 2") Suite comprising panelled bath with mixer tap incorporating shower attachment, pedestal wash hand basin and low level wc. Tiled surrounds, extractor fan, wall mounted Dimplex fan heater.

TENURE: The property is leasehold for a term of 125 years from 25th December 1989. The residue of that leasehold interest is available. All the apartments are sold with 80% equity with the 20% share being retained by Curo (formally the Somer Community Housing Trust). The apartments are sold with no chain. Residents have the security of knowing that the freeholder will undertake the management development and be responsible for the maintenance of the grounds, common parts, building insurance, exterior repairs and decoration.

The development is restricted to those persons over 55. It offers independence but with the security offered by the support of a leasehold officer and in their absence, an emergency alarm call system that is directed to a 24 hour emergency control facility.

AGENTS NOTE: The annual service charge for this property for the year 2019/2020 is £1438.71. This particular apartment is situated on the first floor of the development and overlooks the front of Meadow Court.

Council Tax: According to the Valuation Office Agency website, cti.voa.gov.uk the present Council Tax Band for the property is C. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

DIRECTIONS: Travelling on the A4 in the direction of Bath continue along the Globe straight and take the left hand turning at Twerton fork, continue along Newbridge Road. Just beyond Newbridge Motors on the right hand side turn right into Brassmill Lane and Meadow Court will be found on the right hand side. Viewing is strictly by appointment with the Agents please.

REF UWR1154

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance verification should be obtained. They do not constitute a contract or part of a contract. References to tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their conveyancer. All measurements are approximate and floor plans are for guidance only. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Photographs may have been taken using a wide angled lens and items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property. The property is offered subject to being unsold.

DATA PROTECTION ACT 1998: Please note that all personal information by customers wishing to receive information and/or services from Davies and Way will be processed by the agent and may be shared with third parties. If you do not wish your personal information to be used for any of these purposes, please notify us.