

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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Flat 1 Meadow Court Brassmill Lane Bath BA1 3HX



£139,950



www.daviesandway.com

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A ground floor two 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 * sitting room * kitchen with built in oven & hob * 2 bedrooms * shower room * electric heating * double glazing * an excellent retirement proposition *

This particular apartment is situated on the ground floor to the front of the building overlooking Brassmill Lane and communal gardens.

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 of 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.

HALLWAY: Night storage heater, cloaks cupboard. Airing cupboard with hot water cylinder.

SITTING ROOM: 4.24m x 4.24m (13' 10" x 13' 10") Dual aspect with double glazed windows to front and side, night storage heater, wall lights.

KITCHEN: 3.0m x 2.73m (9' 10" x 8' 11") Double glazed window to side aspect. Wall mounted Dimplex fan heater. Range of fitted wall and floor units providing drawer and cupboard storage space with rolled edged work surfaces and tiled surrounds. Inset stainless steel single drainer sink unit with mixer tap, built in oven and hob with extractor above. A space for fridge/freezer and plumbing for automatic washing machine.

BEDROOM ONE: 4.0m x 3.0m (13' 1" x 9' 10") (to maximum) Double glazed window to side aspect, night storage heater.

BEDROOM TWO: 3.68m x 2.41m (12' x 7' 10") Double glazed window to side aspect, night storage heater.

SHOWER ROOM: Re fitted with a white suite with chrome finished fittings comprising low level wc, pedestal wash hand basin with extensively tiled surrounds, large fully tiled shower enclosure with thermostatic shower head, shaver point, wall mounted electric heater and extractor fan.

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.

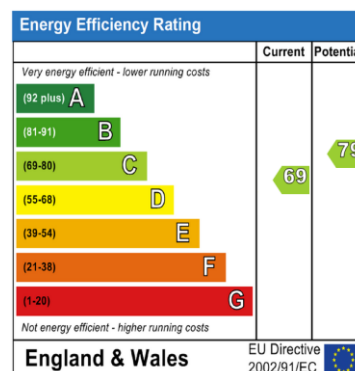
The development is restricted to those persons over 55. It offers independence but with the security offered by the support of a leasehold officer and in their absence a emergency alarm call system that is directed to a 24 hour emergency control facility.

AGENTS NOTE: The property has the benefit of secondary glazing internally in addition to double glazed windows. The annual service charge for this property for the year 2018/2019 is £1789 pa

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.

VIEWING: BY APPOINTMENT WITH DAVIES AND WAY: 01225 400400

REF UWR1059



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.

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