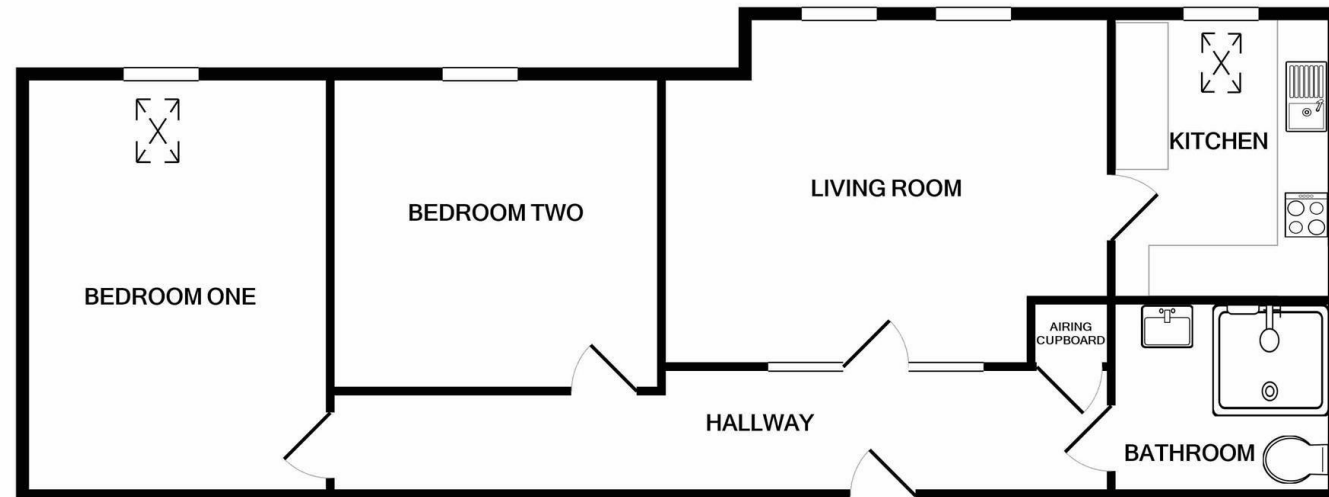


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	77	79
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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
Made with Metropix ©2021

www.daviesandway.com
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.

489 Bath Road, Salford, Bristol, BS31 3BA
Tel: 01225 400400 email: saltford@daviesandway.com

Flat 32 Meadow Court, Brassmill Lane, Bath, BA1 3HX



Guide Price £145,000

A top floor two bedroom retirement apartment within Meadow Court a purpose built lift served 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
- Lounge/Dining Room
- Fitted Kitchen With Built In oven & Hob
- 2 Bedrooms
- Wet Room
- Electric Heating
- Double Glazing
- An Excellent Retirement Proposition



Flat 32 Meadow Court, Brassmill Lane, Bath, BA1 3HX

A top floor retirement apartment in a purpose built development.

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

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 a private door to the apartment:

HALLWAY

Built in cloaks cupboard, linen cupboard and airing cupboard with hot water cylinder. Night storage heater.

LOUNGE/DINING ROOM 4.31m x 4.60m (14'1" x 15'1")

Double glazed windows, night storage heater. Door to

KITCHEN 3.77m x 2.12m (12'4" x 6'11")

Double glazed window and double glazed velux style window. Range of modern 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 and built in oven and hob.

BEDROOM 5.40m x 2.75m (17'8" x 9'0")

Double glazed window and double glazed velux style window, night storage heater.

BEDROOM 3.61m x 2.33m (11'10" x 7'7")

Double glazed window and double glazed velux style window. Electric panel heater.

WET ROOM 2.10m x 1.87m (6'10" x 6'1")

Tiled floor with floor drain and thermostatic shower, wc/bidet and wall hung wash hand basin. Heated towel rail.

TENURE

The property is Leasehold for a term of 125 years from the 25th December 1989. The residue of that leasehold interest is available. All the apartments are sold with an 80% equity with a 20% share being retained by Curo (formally the Somer Community Housing Trust).

The development is restricted to those persons over 55 years. It offers independence but with the extra security offered by the support of a part time

Leasehold Officer on site in case of an emergency and in their absence an emergency alarm call system that is directed to a 24 hour emergency control facility.

The apartments are sold with no chain. Residents have the security of knowing that the freeholder will undertake the management of the development and be responsible for the maintenance of the grounds, common parts, buildings insurance, exterior repairs and decoration.

The annual service charge for a 2 bedroom property for the year 2022-2023 is £2465.14. All tenure and service charges, details should be confirmed with your legal adviser prior to exchange of contracts.

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.

AGENTS NOTE

We have been informed by the freeholder (August 2022) that major works are expected to be carried out at Meadow Court over the next 5 years including the replacement of the windows, fire alarm etc, communal areas, heating and wiring and works to the lift (this is not an exhaustive list). Whilst we cannot confirm service charges for future years (as they are calculated annually) 80% of the costs expended will be passed on to the leaseholders. As a guide for the year 2022/23 the estimated charges per flat are currently £3551.67 for a one bed unit and £4994.88 for a 2 bed unit. It is anticipated that investment in the building will have a positive impact on the future value of the flats. Please make any further queries with a negotiator who can put you in touch with the freeholder.

