

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

# DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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8 Meadow Court Brassmill Lane, Bath, BA1 3HX



£119,950

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

- 80% share available
- Residents Facilities - lounge, hobby room, guest suite, residents parking and gardens
- Lift Served Development
- Living/dining room
- Fitted kitchen with built in Oven and Hob
- Double Bedroom
- Updated shower room
- Electric Heating
- Double Glazing
- An excellent Retirement proposition

[www.daviesandway.com](http://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.

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## 8 Meadow Court Brassmill Lane, Bath, BA1 3HX

A Ground Floor retirement apartment within a purpose built development. The development has the advantage of 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:

### Entrance Hall

With night storage heater, cloak/storage cupboard and further additional storage cupboard housing hot water tank

### Living/Dining Room 4.13 x 4.04 (13'6" x 13'3")

Night storage heater, two double glazed windows to side aspect over looking neighbouring Caravan Park, wall lights, internal door leading to

### Kitchen 3.77 x 2.13 (12'4" x 6'11")

Range of base and wall units, integrated oven and hob, inset stainless steel sink and further additional appliance space.

### Bedroom 4.7 x 2.55 (15'5" x 8'4")

Night storage heater, built in wardrobe (included in measurements) and double glazed window to side aspect

### Bathroom 2.16 x 1.88 (7'1" x 6'2")

Fully tiled walls, low level WC, wash hand basin with mixer tap and cupboard beneath, large shower enclosure with thermostatic shower head.

### 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 1 bedroom property for the year 2024 - 2025 is £2,757.75. All tenure and service charges, details should be confirmed with your legal adviser prior to exchange of contracts. This particular apartment is situated on the ground floor of the development and overlooks the side of Meadow Court.

### Council Tax

Council Tax: According to the Valuation Office Agency website, [cti.voa.gov.uk](http://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.

