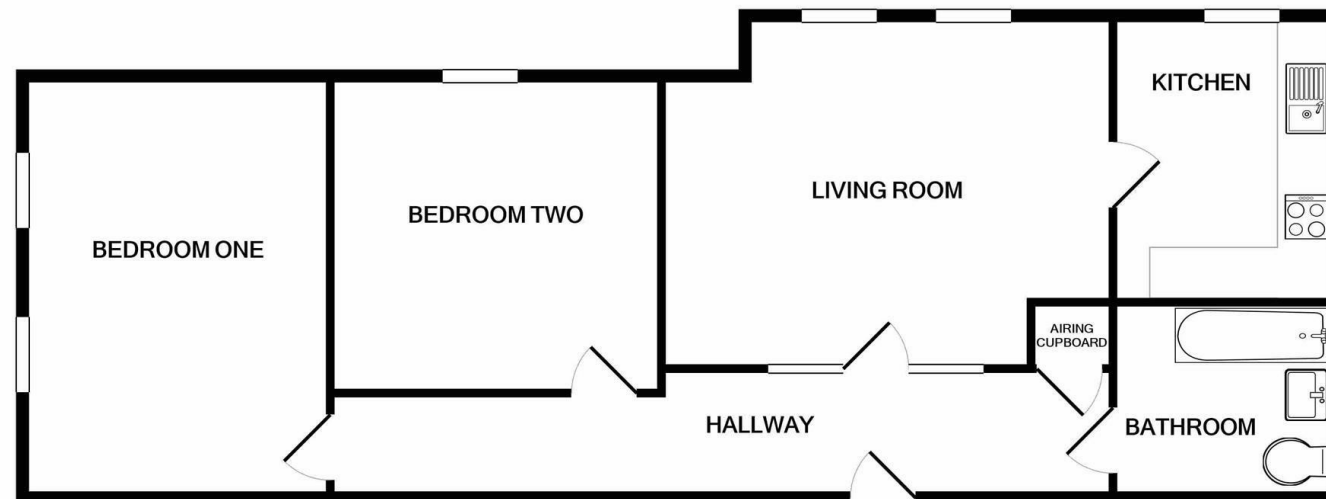


489 Bath Road, Salford, Bristol, BS31 3BA
 Tel: 01225 400400 email: salford@daviesandway.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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		

Flat 17 Meadow Court Brassmill Lane, Newbridge, Bath, BA1 3HX



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
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Guide Price £145,000

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

Flat 17 Meadow Court Brassmill Lane, Newbridge, Bath, BA1 3HX

A first floor two bedroom retirement apartment within Meadow Court, a purpose built development comprising 34 apartments set in attractive landscaped gardens managed by Curo. This particular apartment is situated on the first floor of the development and overlooks the adjoining caravan park.

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. Airing cupboard with hot water cylinder and fitted shelves.

LIVING ROOM 4.38 x 4.43 (maximum measurements) (14'4" x 14'6" (maximum measurements))

Night storage heater, wall lights. Two double glazed windows overlooking adjoining caravan park.

KITCHEN 3.76 x 2.10 (12'4" x 6'10")

Double glazed window overlooking adjoining caravan park, range of modern floor and wall units. Inset stainless steel sink with mixer tap, tiled surrounds. Built in oven and electric hob with extractor, washing machine, space for upright fridge-freezer. Wall mounted Dimplex fan heater.

BEDROOM 1 4.26 x 2.75 (13'11" x 9'0")

Night storage heater. Two double glazed windows to rear aspect.

BEDROOM 2 2.33 x 2.25 (7'7" x 7'4")

Electric panel heater, double glazed window to adjoining camp site.

BATHROOM 2.16 x 1.85 (7'1" x 6'0")

Suite comprising panelled bath, mixer tap with shower head attachment. Wash hand basin and WC. Tiled surrounds, wall mounted fan heater and shaver point.

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 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

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.

