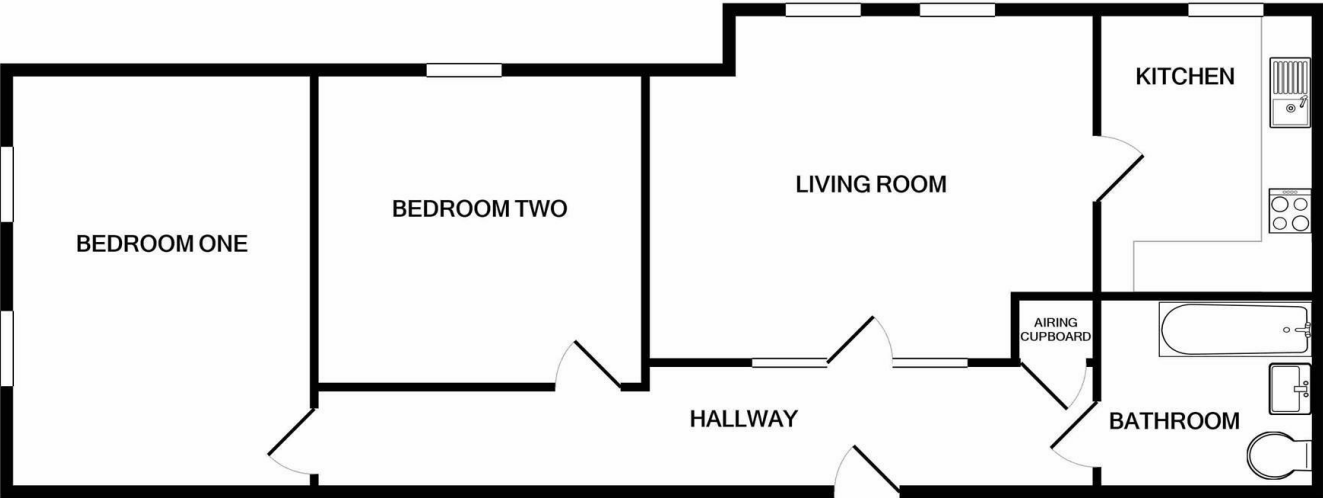


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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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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DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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2 Meadow Court Brassmill Lane, Newbridge, Bath, BA1 3HX



Guide Price £172,500

A newly refurbished 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, lift, residents parking and gardens
- Redecorated including new floor coverings
- Lounge/dining room
- New kitchen with built in oven and hob
- 2 Bedrooms
- Newly fitted shower room
- New electric heating
- Recently installed double glazing
- An excellent retirement proposition



2 Meadow Court Brassmill Lane, Newbridge, Bath, BA1 3HX

A newly refurbished ground 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 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 entrance door to the apartment.

ENTRANCE HALL

Night storage heater, airing cupboard with hot water cylinder.

LOUNGE/DINING ROOM 4.41m x 4.37m (to max) (14'5" x 14'4" (to max))

Double glazed windows to side aspect, night storage heater.

KITCHEN 3.76m x 2.12m (12'4" x 6'11")

Newly fitted range of built in wall and floor units providing drawer and cupboard storage space with rolled edged work surfaces and tiled surrounds, inset stainless steel sink unit with mixer tap, built in oven, hob and extractor hood, wall mounted electric heater. Double glazed window to side aspect.

BEDROOM 4.25m x 2.75m (13'11" x 9'0")

Double glazed windows to front aspect, night storage heater.

BEDROOM TWO 3.20m x 2.24m (10'5" x 7'4")

Double glazed window to side aspect, night storage heater.

SHOWER ROOM 2.16m x 1.88m (7'1" x 6'2")

Newly fitted white suite with chrome finished fittings comprising low level WC, pedestal wash hand basin with tiled splash back and large walk in shower enclosure with thermostatic shower. Tiled surrounds, shaver point, heated towel rail extractor.

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.

Major works are ongoing at Meadow Court new windows, flat entrance fire doors and new lift have recently been installed. Over the next few years works will continue which will include fire alarm, emergency lighting etc, updating of communal areas to include decoration, heating and wiring work(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 2024/25 the service charge for this flat is £3741.82 including the contribution to the major works. 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. 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.

ADDITIONAL INFORMATION

Mains Services - Electricity, Water and Drainage. There is no Gas to the property.

Broadband - Superfast speed of 97Mbps download and 20 Mbps upload available (source - Ofcom)

Mobile - EE, Three, O2, Vodafone coverage likely available outside, EE also likely available inside with Three, O2 & Vodafone limited internally (source - Ofcom)

