

## **28 Sheppards Gardens**

**High Street, Bath, Bath And North East Somerset, BA1 4DF**



**PRICE: £145,000**

**Lease: 99 years from 1986**

### **Property Description:**

A FIRST FLOOR ONE BEDROOM RETIREMENT APARTMENT WITH VIEWS OF COMMUNAL GARDEN Sheppards Gardens has 37 one and two bed bungalows and retirement apartments set within shared gardens. It has a laundry, guest room and also a lounge where most social events are held. A local manager looks after buildings and grounds maintenance and repairs, as well as helping you to access further help and support whenever you need it. The suburb of Weston has its own high street with a range of amenities including a convenience store, while a regular bus service runs to the city centre. Bath and its surrounding area is a designated UNESCO World Heritage Site. Top attractions include the Roman Baths, Royal Crescent and Bath International Music Festival. It is a condition of purchase that residents be over the age of 60 years. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property

Conveniently located just off Weston Village High Street

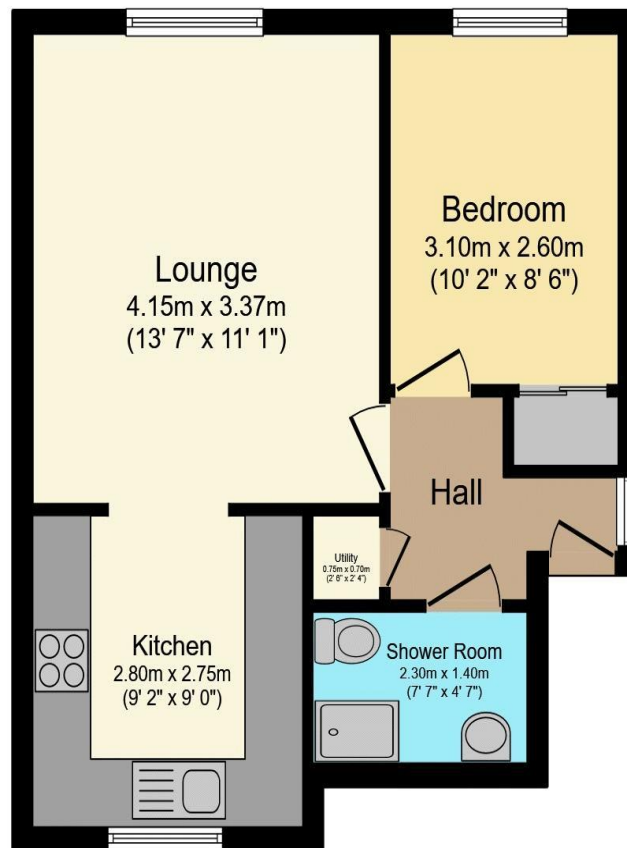
Purpose Built for the Over 60's  
Guest Room for friends and family  
Communal Lounge & Gardens  
Residents Car Park

Anchor Estate Manager & 24 Hour Call System

99 years from 1986

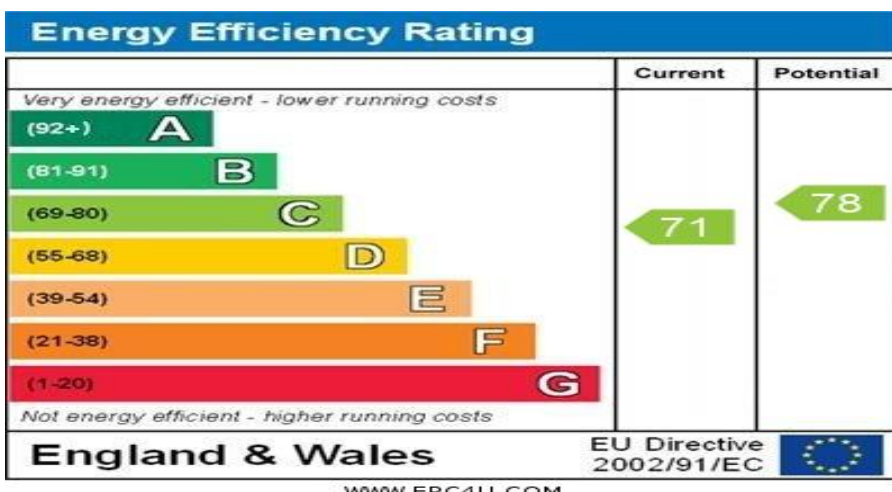


**For more details or to make an appointment to view, please contact  
Rachel Hazell**



Total floor area 38.9 sq.m. (418 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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**For Financial Year Ending:**

**TBC**

**Annual Ground Rent:**

**£TBC**

**Ground Rent Period Review:**

**TBC**

**Annual Service Charge:**

**£TBC**

**Council Tax Band:**

**B**

**Event Fees:**

**TBC Transfer**

**TBC Contingency**

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.