



JEREMY JENKINS

ESTATE AGENT

8 Kingfisher Court, Avonpark, Limpley Stoke, Bath, BA2 7JS.

Price: £375,000

Smartly presented retirement apartment. Two double bedrooms, two bathrooms, large open plan sitting & dining room. NO CHAIN.

The generously proportioned accommodation is set around an impressive central entrance hallway. There are two double bedrooms each with Juliet balconies. The main bedroom has a dressing room and ensuite shower. The other uses the main bathroom. The heart of the home is the long, open plan living room & dining room. This is dual aspect with windows to two sides including another Juliet balcony. The kitchen breakfast room is smartly fitted and offers a sociable space for morning coffee with friends or family. The property is well kept and offers outlooks and natural light to three sides making this a desirable new home.

Avonpark village is set in circa 15 acres of mixed park and woodland between the villages of Limpley Stoke and Winsley. Featuring beautifully appointed communal facilities, from club rooms and gardens through to a restaurant, bar and library area, Avonpark Village offers independent living with a range of optional in-home care services & minibus for local shopping & trips.

This is a leasehold property, 999 years from 1st January 2000. Service charge currently £8,905.38. Ground rent is £100 per annum. NOTE: there is a 10% assignment fee payable upon the resale of the property. Council tax band – F. **EPC -C**

- Well located retirement property
- Two double bedrooms, two bathrooms
- Sitting room & dining room
- Kitchen breakfast room
- Three Juliet balconies & lift
- Communal facilities & grounds **NO CHAIN**





Smartly presented two bedroom apartment

*Two double bedrooms
NO CHAIR*

Three Juliet balconies

