



Kingfisher Court
Flats 11 - 17
Guest Suite
Laundry



JEREMY JENKINS

ESTATE AGENT

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

Price: £95,000.

Retirement apartment set between Bath & Bradford on Avon near Winsley, high above the lovely Limpley Stoke valley. NO CHAIN.

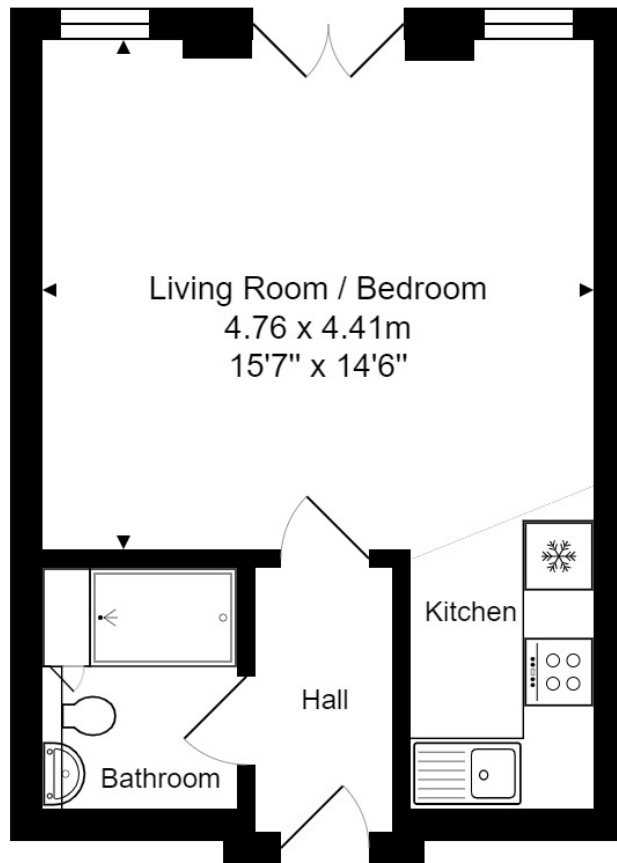
A studio apartment on the second floor accessed via lift or stairs. We find an entrance hall which leads to the main living area. This is an open plan room designed to be a dual living room & sleeping space, it has French windows opening onto a Juliet balcony & two more windows – all look onto backdrop of greenery. Adjoining this is the kitchenette with oven & hob, sink, storage cupboards & worktops. Lastly, we find a bathroom with shower cubicle, sink & WC. It is fair to say this modest property is in need of a programme of improvement throughout.

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 with large sun terrace through to a formal restaurant, conservatory bistro, bar, coffee lounge and library area. Avonpark Village offers independent living with a range of optional in-home care services & minibuses for local shopping & trips. There are visiting services such as Doctor & district nurse, hairdresser and nail salon. There is a weekly cleaning service & weekly laundry for sheets & towels. Lastly there are allotments for the green fingered!

NOTE: Leasehold property, 125 years from 25th December 2010. Service charge £8249.65 per annum. Ground rent is fixed at £200 a year. There is an assignment fee payable upon resale, 2.5% in first year, 5% in the second, 10% thereafter. Council tax band – C. Buyers must be 55 years old or older.

- Well located retirement property
- Studio accommodation, Juliet balcony
- Open plan bedroom & living area
- Kitchenette & shower room
- Communal facilities, grounds & views
- NO CHAIN
- EPC - C**





Area: 31.8 m² ... 343 ft²

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 purely for illustrative purposes only and should be used as such by any prospective purchaser.

Area includes internal and external wall thickness

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