



JEREMY JENKINS

ESTATE AGENT

20 Deanery Walk, Avonpark, Limpley Stoke, Bath, BA2 7JQ.

Price: £435,000

Sought after garden apartment with two bedrooms & well-proportioned lounge dining room. Comfortable retirement living in a beautiful situation between Bath & Bradford-on-Avon set high above the lovely Limpley Stoke valley with views for miles & miles.

Number 20 Deanery Walk benefits from a private entrance with porch leading to a welcoming entrance hall leading to all the rooms. The comfortable lounge dining room leads out onto the sunny south facing patio garden and thence into the lovely grounds at Avonpark. The fitted kitchen is at the front of the property. There are two bedrooms, the larger is at the rear with an ensuite. The front bedroom is often used as a study or studio in similar apartments. Lastly there is a shower room. The property is well presented so one could simply move & put the kettle on. Garden apartments have always proved popular here at Avonpark especially those with valley views like this one!

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 & minibus 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, 99 year lease expires 25 March 2102. Service charge £8,925.93 per annum. Ground rent is £100 per annum.

NOTE: There is a 10% assignment fee payable upon resale. Council tax band – F. Purchasers must be at least 55 years old.

- Well located retirement property
 - Sought after garden apartment
 - Good lounge dining room
 - Two bedrooms
 - Fitted kitchen, bathroom & ensuite
 - Communal facilities & grounds
- NO CHAIN**
EPC - D





*Private entrance &
access to grounds*

*Two bedrooms &
two bathrooms*

*Sunny south facing
garden*

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