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ESTATE AGENT

3 Alexander Place, Avonpark, Limpley Stoke, Bath, BA2 7FW.

Price: £420,000

Views to three sides from this first-floor retirement apartment set high above the valley below near Winsley between Bath & Bradford on Avon. Two bedrooms, kitchen breakfast room, dining hall, good sitting room with Juliet balcony & views. NO CHAIN.

Number 3 Alexander Place benefits from a welcoming central entrance hall with dining area. This adjoins all of the generous accommodation. The lengthy lounge is dual aspect with Juliet balcony & views for miles over the Limpley Stoke Valley. The fitted kitchen is at the front of the property looking across fields. There are two bedrooms, one used as a study/snug; both with a pleasant outlook. Lastly there is a good bathroom with large walk-in shower cubicle. Note that stairs with a stair lift lead to the apartment, there is no lift. There is ample parking.

Avonpark village is set in several acres of mixed park and woodland between the villages of Limpley Stoke and Winsley. Featuring well-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! There are plans afoot for a major redevelopment of the site to much improve the facilities & expand accommodation with ambitious remodelling.

NOTE: Leasehold property, 99 years from 25 March 1994, 68 years left. Service charge currently £8,378.98. Ground rent is £100 per annum.

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

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| • Well located retirement apartment | • Dual aspect sitting room with balcony | • Dining hall | NO CHAIN |
| • Two bedrooms & bathroom | • Fitted kitchen breakfast room | • Communal facilities & grounds | EPC - D |





Super views for miles

*Two bedrooms
NO CHAIN*

Beautiful grounds

