



**JEREMY JENKINS**

ESTATE AGENT

# 9 Deanery Walk, Avonpark, Limpley Stoke, Bath, BA2 7JQ.

## Price: £410,000

First floor retirement apartment. Two double bedrooms, bathroom & ensuite. Good sitting room with Juliet balcony. NO CHAIN.

Well located first floor apartment set high above the beautiful Limpley Stoke valley between Bath & Bradford-on-Avon on the outskirts of Winsley village. The entrance hall leads to all the well-proportioned accommodation. The Sitting/dining room looks out over the formal grounds from the Juliet balcony which enjoys a sunny west facing aspect. The main bedroom shares the sunny west facing views whilst the second double bedroom has an ensuite shower room. There is also a separate shower room. The kitchen is at the rear & adjoins the hallway which is large enough to have a breakfast table.

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 2003, 77 years left. Service charge currently £8,907.98. 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.

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|-------------------------------------|--|---------------------------------|-----------------|
| • Well located retirement apartment | • Lounge dining room with Juliet balcony | • Hallway/breakfast room        | <b>NO CHAIN</b> |
| • Two bedrooms, bathroom & ensuite  | • Fitted kitchen room                    | • Communal facilities & grounds | <b>EPC - C</b>  |





*Well located near Bath  
& Bradford on Avon*

*Two bedrooms &  
two bathrooms*

*No chain!*

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Jeremy Jenkins Estate Agents wish to inform prospective purchasers that these sale particulars are produced as a guide only. No detailed survey has been undertaken. Services, appliances or specific fittings have not been tested. Room sizes should not be relied upon for carpets, floor coverings and furnishings. Floor plans, if shown, are for identification purposes only and are not drawn to scale.  
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