

# whiteley helyar



1,324 ft<sup>2</sup>



2/3 bedrooms



2 bathrooms



car parking for  
both residents  
and visitors

Guide Price                      £500,000

5 and 6 Deanery Walk, Avonpark, Limpley Stoke, Bath, BA2 7JQ



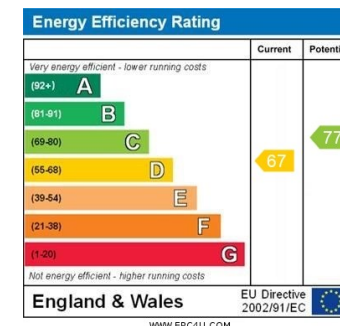
A fabulous, beautifully refurbished and particularly spacious lateral penthouse apartment with private lift access directly into the flat, enjoying wonderful country views. The property is part of an exclusive retirement development for over 55's and is set in 15 acres of beautifully tended gardens and grounds in this peaceful and sought after setting just 5 miles from Bath.

## ACCOMMODATION

lift access to large private landing  
elegant living/dining room with 2 balconies  
well fitted kitchen  
principal bedroom with balcony and large en-suite bathroom  
further guest bedroom with wall bed and guest bathroom  
bedroom 3/study with balcony  
electric heating and double glazing

large well maintained and delightful communal grounds  
communal parking and ample visitors parking  
specialist care can also be arranged through Avonpark Village

Residents have full access to restaurant, bar, residents lounge, library area, games room, kiosk shop, hairdresser, GP surgery and guest suites and are welcome to join in with the various social events and outings



## LOCATION

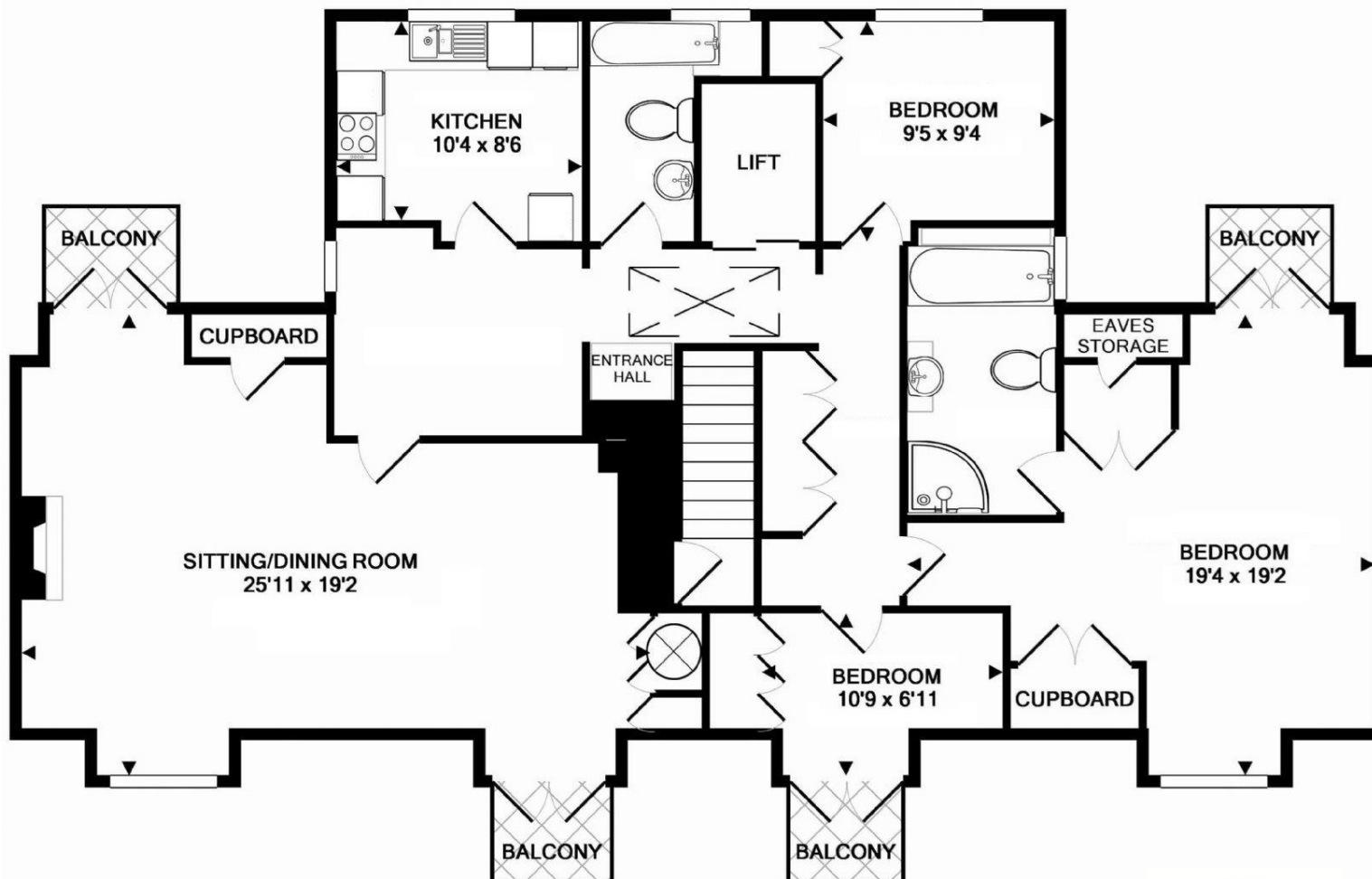
Surrounded by wonderful open countryside and woodland, Avonpark Village occupies a fine semi-rural position on the desirable south eastern outskirts of the city. It is a short walk from the village of Winsley (with the excellent Seven Stars pub), whilst there is a regular minibus service which provides regular access to shops and other amenities in Winsley, Bradford-on-Avon and the centre of Bath.











TOTAL APPROX. FLOOR AREA 1324 SQ.FT. (123.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given



**Tenure: Leasehold 125 years from 25/12/2010**

**Ground Rent - Currently £300 pa**

**Council Tax: Band F - Currently £3,231.95 pa**

**Service Charge: Currently £9,863.93 pa**

(to include grounds maintenance, buildings insurance, external redecoration, window cleaning, services of an on site management team, some domestic help, 24 hour emergency response cover and various other items/services)