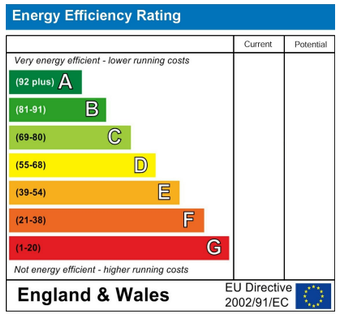
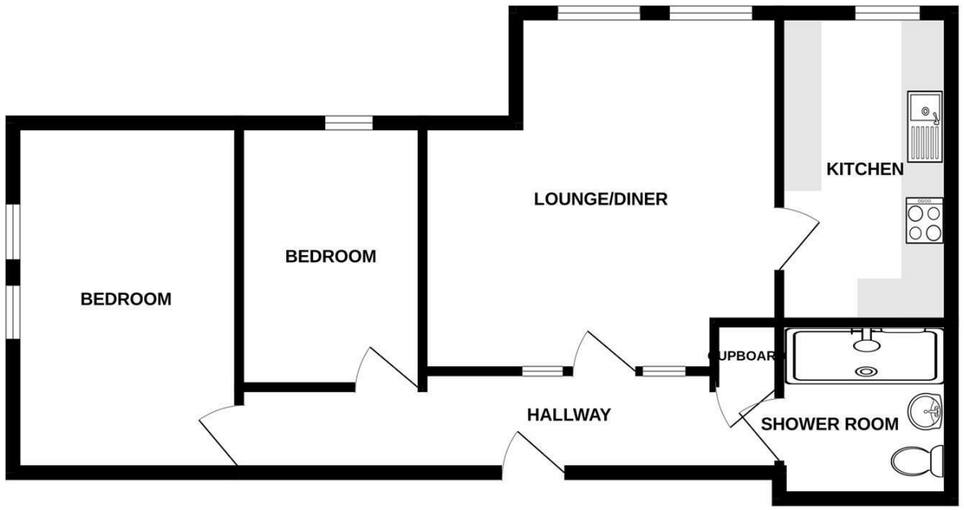


GROUND FLOOR
608 sq.ft. (56.5 sq.m.) approx.



TOTAL FLOOR AREA : 608 sq.ft. (56.5 sq.m.) approx.

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 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.
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These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance verification should be obtained. They do not constitute a contract or part of a contract. References to tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their conveyancer. All measurements are approximate and floor plans are for guidance only. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Photographs may have been taken using a wide angled lens and items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property. The property is offered subject to being unsold.
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Meadow Court Brassmill Lane, Bath, BA1 3HX

£150,000

A first floor two bedroom retirement apartment within Meadow Court, a purpose built development comprising 34 apartments set in attractive landscaped grounds and managed by Curo

▪ 80% share available ▪ Residents facilities- Lounge, Hobby room, Guest suite, Residents parking and garden ▪ Lift served development ▪ Lounge/ Dining room ▪ Fitted kitchen with built in Oven and hob ▪ Two Bedrooms ▪ Double glazed ▪ Electric heating ▪ Bus stop close by ▪ An excellent retirement proposition

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RICS

Meadow Court Brassmill Lane, Bath, BA1 3HX

A first floor two bedroom retirement apartment within Meadow Court, a purpose built development comprising 34 apartments set in attractive landscaped gardens managed by Curo. This particular apartment is situated on the first floor of the development and overlooks Brassmill Lane.

The development itself benefits from communal facilities provided for the use and enjoyment of all residents including a residents lounge, kitchen/dining room and further sitting rooms on the upper floors plus communal gardens and residents parking.

An 80% share in the ownership of the apartment is available.

In fuller detail the accommodation comprises (all measurements are approximate):

Communal approach leading to the private door to the apartment.

ENTRANCE HALL
Entry phone system. Night storage heater. Airing cupboard with hot water cylinder. Electric consumer unit.

LOUNGE DINING ROOM 4.40 max x 4.38 max (14'5" max x 14'4" max)
Two double glazed windows. Night storage heater. Television point and phone point. Wall lights.

KITCHEN 3.71 x 2.10 (12'2" x 6'10")
Double glazed window. Range of wall and base units with laminate worktops. Tiled splashbacks Stainless steel sink with drainer and a mixer tap. Built in electric hob, oven and dishwasher. Space and plumbing is provided for a washing machine. Space for a fridge freezer. Breakfast bar.

BEROOM 1 4.27 x 2.76 (14'0" x 9'0")
Two double glazed window. Television point.

BEDROOM 2 3.23 x 2.24 (10'7" x 7'4")
Double glazed window. Electric heater.

WETROOM 2.15 x 1.86 (7'0" x 6'1")
Walk in shower enclosure with an electric Mira shower. Pedestal wash hand basin. Toilet. Heated towel rail. Wall mounted fan heater. Part tiled walls. Shaver point.

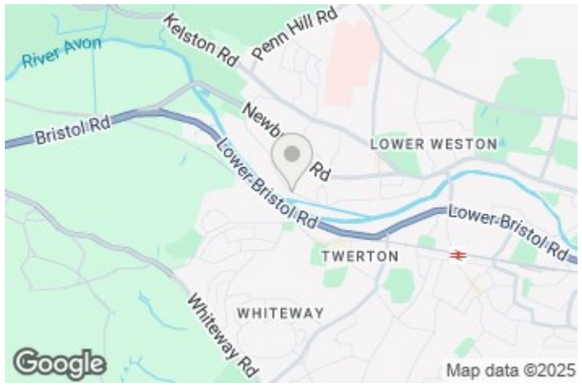
TENURE
The property is leasehold for a term of 125 years from 25th December 1989. The residue of that leasehold interest is available. All of the apartments are sold with an 80% equity with a 20% share being retained by Curo (formally the Somer Community Housing Trust).

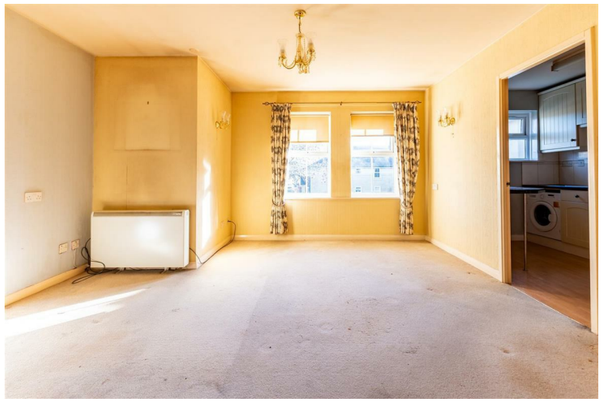
The development is restricted to those persons aged over 55 years. It offers independence with the extra security offered by the support of a part time leasehold officer on site in case of emergency and in their absence an emergency call system which is directed to a 24 hour emergency control facility.

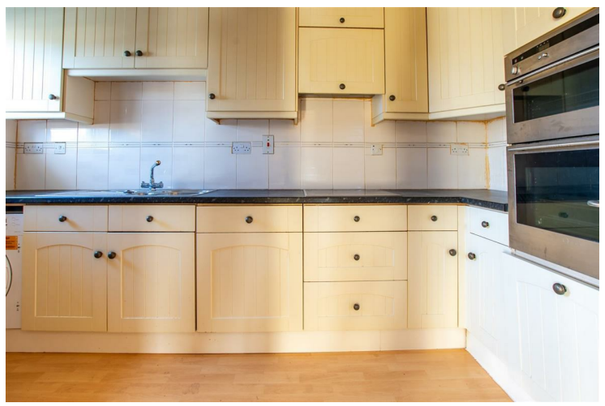
The apartments are sold with no chain. Residents have the security of knowing that the freeholder will undertake the management of the development and be responsible for the maintenance of the grounds, common parts, buildings insurance, exterior repairs and redecoration. The annual service charge for a two bedroom property for the year 2025-2026 is £3790. All tenure and service charge details should be confirmed with your legal advisor prior to exchange of contracts. This particular apartment is situated in the first floor of the development and has an aspect looking out from the side and front of the building.

COUNCIL TAX BAND
Council Tax: According to the Valuation Office Agency website, cti.voa.gov.uk the present Council Tax Band for the property is C. Please note that change of ownership is a ‘relevant transaction’ that can lead to the review of the existing council tax banding assessment.

ADDITIONAL INFORMATION
Local authority. Bath and North East Somerset.
Services. Mains electric. Mains water. Mains drainage. Broadband. Superfast 80 mps. Source Ofcom
Mobile phone. EE O2 Three Vodafone. All good outdoor signal expected. Source Ofcom
EPC awaited







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