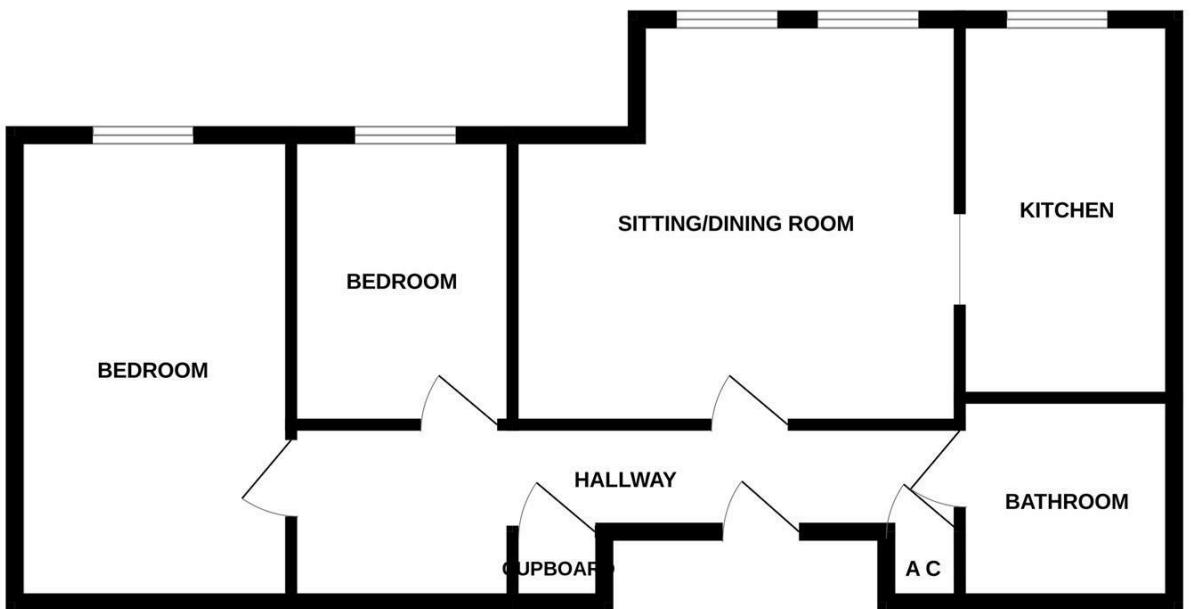


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Flat 14, Meadow Court Brassmill Lane, Bath, BA1 3HX

GROUND FLOOR



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 not 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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£145,000

A well presented ground floor two bedroom retirement apartment within Meadow Court, a purpose built development comprising 34 apartments set in attractive landscaped gardens managed by Curo.

- 80% share available
- Residents facilities - lounge, hobby room, guest suite, lift, residents parking & garden
- Lounge/dining room
- Two bedroom
- Lift served development
- Fitted kitchen with built in oven and hob
- Electric heating
- Double glazing
- No onward chain
- An excellent retirement option



# Flat 14, Meadow Court Brassmill Lane, Bath, BA1 3HX

A well presented ground floor two bedroom apartment.

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.

## HALLWAY

Built in cloaks cupboard, linen cupboard and airing cupboard with hot water cylinder. Night storage heater.

## LOUNGE / DINING ROOM 4.46 max x 4.04 (14'7" max x 13'3")

Double glazed windows, night storage heater. Wall lights. Door to

## KITCHEN 3.77 x 2.12 (12'4" x 6'11")

Double glazed windows. Cream wall and base units with laminate worktops and a tiled splashback. Inset one and half stainless steel sink and drainer. Built-in electric hob, oven, microwave and cooker hood. Space for fridge freezer, washing machine and tumble dryer.

## BEDROOM 1 4.65 x 2.75 (15'3" x 9'0")

Double glazed window. Electric storage heater.

## BEDROOM 2 2.88 x 2.20 (9'5" x 7'2")

Double glazed window. Electric panel heater.

## BATHROOM 2.16 x 1.84 (7'1" x 6'0")

Panel bath with a mixer tap with shower attachment and with shower over the bath. vanity sink with a mixer tap. Separate toilet. Shaver point. wall mounted fan heater and a chrome heated towel rail. Part tiled walls.

## TENURE

The property is Leasehold for a term of 125 years from the 25th December 1989. The residue of that leasehold interest is available. All 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 over 55 years. It offers independence but with the extra security offered by the support of a part time Leasehold Officer on site in case of an emergency.

and in their absence an emergency alarm call system that 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 decoration.

The annual service charge for a 2 bedroom property for the year 2024-2025 is £3,721.19. All tenure and service charges, details should be confirmed with your legal adviser prior to exchange of contracts.

## 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

We have been informed by the freeholder (August 2022) that major works are expected to be carried out at Meadow Court over the next 5 years including the replacement of the windows, fire alarm etc, communal areas, heating and wiring and works to the lift(this is not an exhaustive list). Whilst we cannot confirm service charges for future years (as they are calculated annually) 80% of the costs expended will be passed on to the leaseholders. It is anticipated that investment in the building will have a positive impact on the future value of the flats. Please make any further queries with a negotiator who can put you in touch with the freeholder

