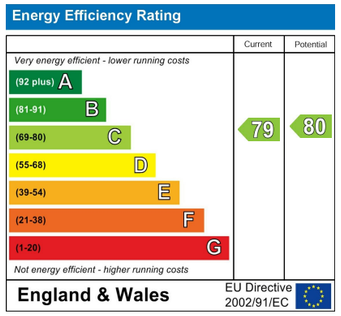

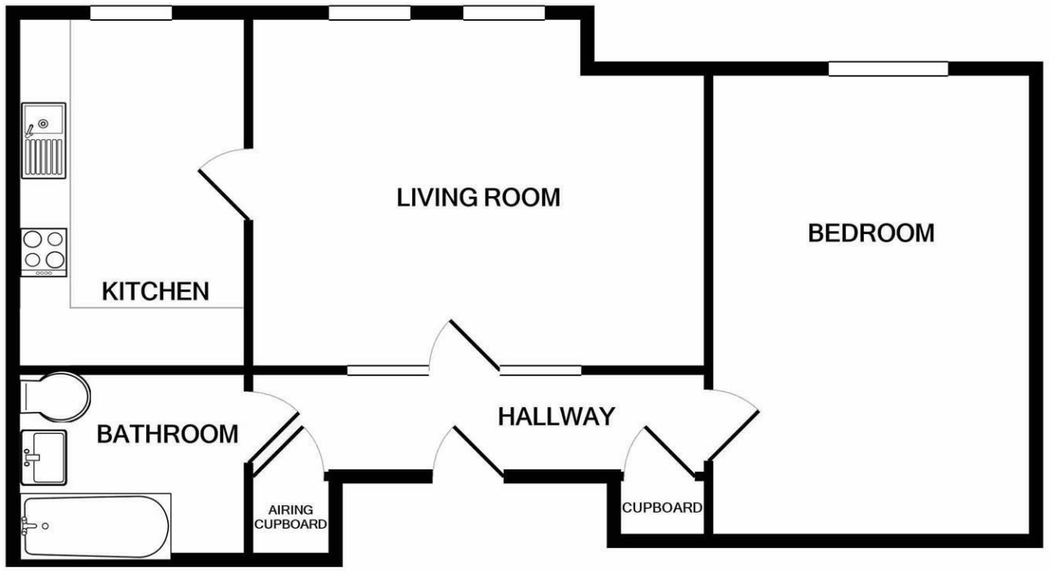

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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
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DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

489 Bath Road, Saltford, Bristol, BS31 3BA
Tel: 01225 400400 email: saltford@daviesandway.com

Flat 18 Meadow Court Brassmill Lane, Newbridge, Bath, BA1 3HX

£110,000

A first floor one 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 & Garden ▪ Lift Served Development ▪ Lounge/Dining Room ▪ Fitted Kitchen With Built In Oven & Hob ▪ Double Bedroom ▪ Shower Room ▪ Electric Heating ▪ Double Glazing ▪ An Excellent Retirement Proposition

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RICS

Flat 18 Meadow Court Brassmill Lane, Newbridge, Bath, BA1 3HX

A First Floor retirement apartment within a purpose built development. The development has the advantage of communal facilities provided for the use and enjoyment of all residents including a resident's 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 a private entrance door to the apartment:

ENTRANCE HALL
Cloaks cupboard and separate airing cupboard with hot water cylinder, shelving. Night storage heater.

LOUNGE/DINING ROOM 4.14m x 4.07m (to maximum) (13'6" x 13'4" (to maximum))
Two double glazed windows, wall lights, night storage heater.

KITCHEN 3.78m x 2.12m (12'4" x 6'11")
Double glazed window, wall mounted Dimplex electric heater. Fitted wall and floor units with contrasting worksurfaces and tiled surrounds. Inset stainless steel single drainer sink unit with mixer tap, built in oven and hob, freestanding washer/dryer.

BEDROOM 4.65m x 2.55m (15'3" x 8'4")
Double glazed window, night storage heater.

SHOWER ROOM 2.16m x 1.87m (7'1" x 6'1")
Wall mounted Dimplex electric heater. WC and washbasin and large easy access shower enclosure with electric independent shower and fitted seat.

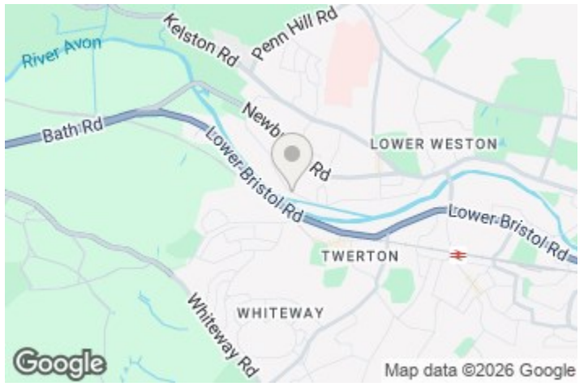
TENURE
The property is leasehold for a term of 125 years from 25th December 1989. The residue of that leasehold interest is available. All of the apartments are sold with an 80% equity with a 20% share being retained by Curo (formally the Somer Community Housing Trust).

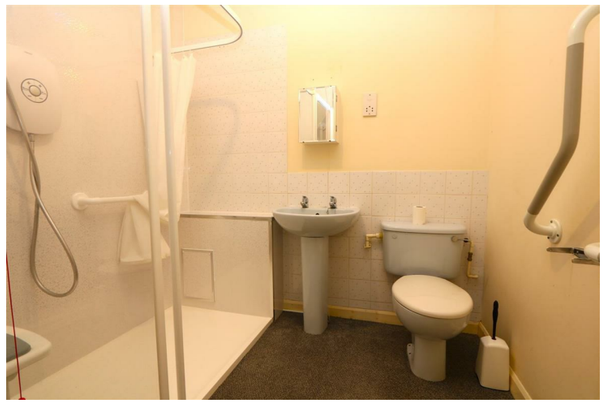
The development is restricted to those persons aged over 55 years. It offers independence with the extra security offered by the support of a part time leasehold officer on site in case of emergency and in their absence an emergency call system which is directed to a 24 hour emergency control facility.

The apartments are sold with no chain. Residents have the security of knowing that the freeholder will undertake the management development and be responsible for the maintenance of the grounds, common parts, buildings insurance, exterior repairs and redecoration. The annual service charge for a one bedroom property for the year 2025-2026 is £2679. 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 of the building.

AGENTS NOTE
This particular apartment is situated in the first floor of the development and has an aspect looking out from the side of the building.

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.





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