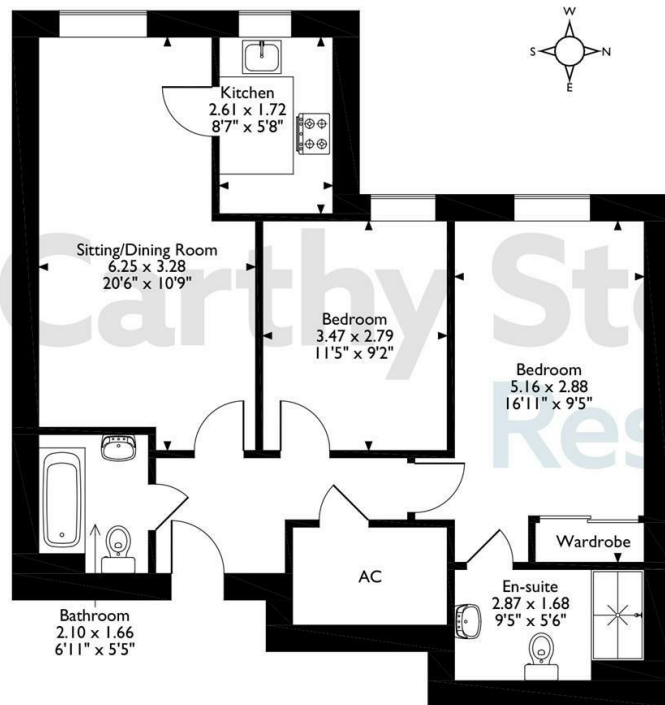


16 Imber Court, George Street, Warminster  
Approximate Gross Internal Area  
68 Sq M/732 Sq Ft



**Ground Floor**

The position & size of doors, windows, appliances and other features are approximate only.  
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**Council Tax Band: C**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>83</b>	<b>87</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## 16 Imber Court

George Street, Warminster, BA12 8FY



**Asking price £230,000 Leasehold**

Beautifully presented ground floor retirement apartment, located close by to the developments facilities. Two double bedrooms - master with en-suite shower room and fitted wardrobe.

\*Energy Efficient\* \*Pet Friendly\*

**Call us on 0345 556 4104 to find out more.**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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Registered in England and Wales No. 10716544



# Imber Court, George Street, Warminster, BA12 8FY

## Imber Court

Imber Court is a 'retirement living' development providing an independent living environment exclusively for those over 60 years of age and therefore ensuring there are many like-minded home owners. Imber Court offers the level of freedom needed to maintain your independence for longer in your own home, living retirement to the full. It's so easy to make new friends and to lead a busy and fulfilled life at Imber Court; there are always plenty of regular activities to choose from including; coffee mornings, fitness classes, games and quiz nights, fish and chip supper evenings, themed events and occasional organised trips. Whilst there is something for everyone there is certainly no obligation to participate and home owners can 'dip in and out' of activities as they wish.

Our excellent House Manager is available to oversee the smooth running of the development and all apartments are equipped with a 24-hour emergency call system. The development boasts excellent communal facilities including a homeowners lounge, laundry, scooter store and landscaped gardens. There is also the excellent guest suite widely used by visiting family and friends for which a charge per night applies. There is also a library, games room and a luggage store.

## The Local Area

Imber court was completed in 2011 and occupies a prominent position with the centre of Warminster well situated to an extensive range of shopping and leisure facilities to include library, sports centre, swimming pool, Schools, churches, doctors' and dentists' surgeries, hospital and post office. Warminster also benefits from a main line railway station to London Waterloo whilst the nearby A303 provides excellent road links to London to the east and Exeter to the west. Nearby attractions include Longleat house and safari park, Shearwater lake, Stourhead and Salisbury plain.

## No.16

Located on the ground floor of Imber Court, this well presented two bedroom apartment is situated close by to the fantastic facilities Imber Court provides. The spacious living/dining room has a feature fireplace and the well equipped kitchen comes with integrated appliances. Both bedrooms are of a double size, and the master has an en-suite shower room and built in wardrobe, there is also a further bathroom.

## Entrance Hall

With solid entrance door having security spy-hole, Intercom entry system linked visually (by home owner's TV tuning) and verbally to the main development entrance. Emergency pull cord, electric panel

heater, large walk-in store/airing cupboard housing Gledhill boiler supplying domestic hot water.

## Living Room

Spacious living room with double glazed window. Focal-point fireplace with inset electric fire, electric panel radiator and feature part glazed panelled door to kitchen.

## Kitchen

With double-glazed window . Range of fitted units in a 'Maple' effect having contrasting laminate worktops and incorporating a stainless steel single drainer inset sink unit. Integrated appliances comprise a four-ringed electric hob with extractor hood over, waist-level oven and concealed fridge and freezer. Extensively tiled walls and tiled floor.

## Master Bedroom

Excellent double bedroom with double-glazed window, electric panel heater and built-in wardrobe with hanging rails, shelving and mirror-fronted sliding doors.

## En-Suite Shower Room

White suite comprising; shower cubicle, WC, and wash hand basin with mirror above. Electric wall heater, heated towel rail, fully tiled walls and emergency pull cord.

## Second Bedroom

Another excellent double bedroom with double-glazed window, that could alternatively be used as a study/hobbies room.

## Bathroom

White suite comprising; Panelled bath, WC, inset vanity wash hand basin with under sink store cupboard and mirror with strip light and shaver point over. Electric wall heater, heated towel rail, fully tiled walls and emergency pull cord.

## Parking

Car parking is available with a yearly permit at a charge of around £250 per annum (subject to availability).

## Service Charge

What your service charge pays for:

- House Manager who ensures the development runs smoothly
- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts

## 2 Bed | £230,000

- Heating and lighting in communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Annual Service Charge: £4,651.36 for the financial year ending 31/03/27.

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to. (Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

## Lease

125 Years from the 1st January 2011  
Ground Rent: £495 per annum  
Ground Rent Review Date: January 2026

## Additional Information & Services

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

## Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to .
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

