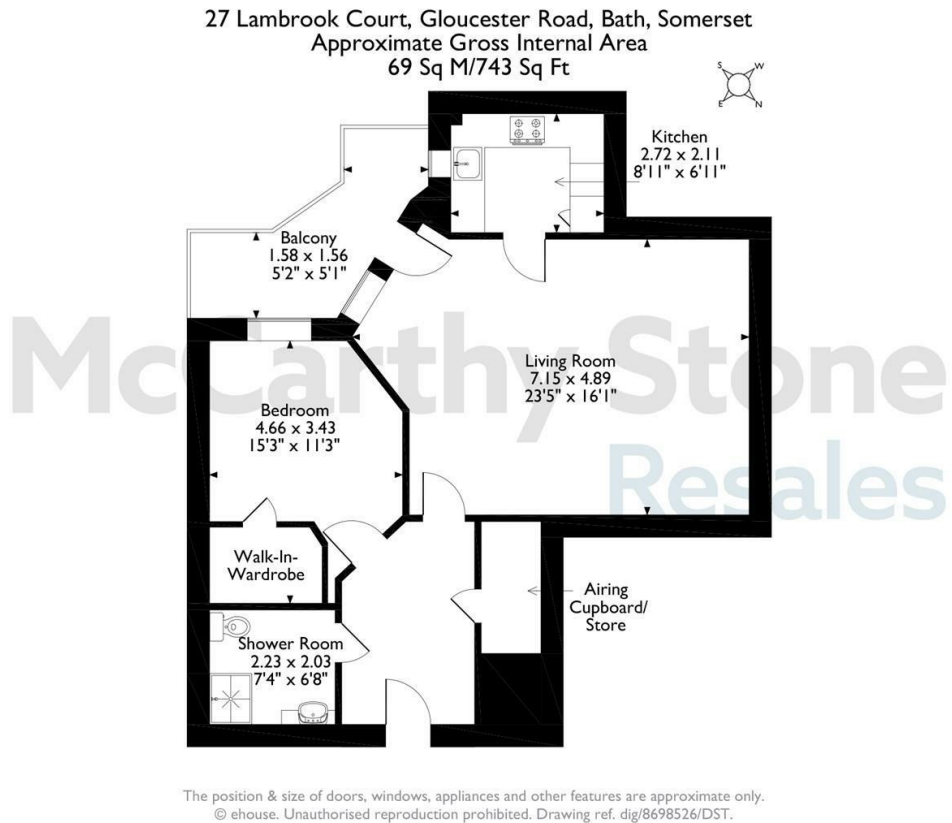
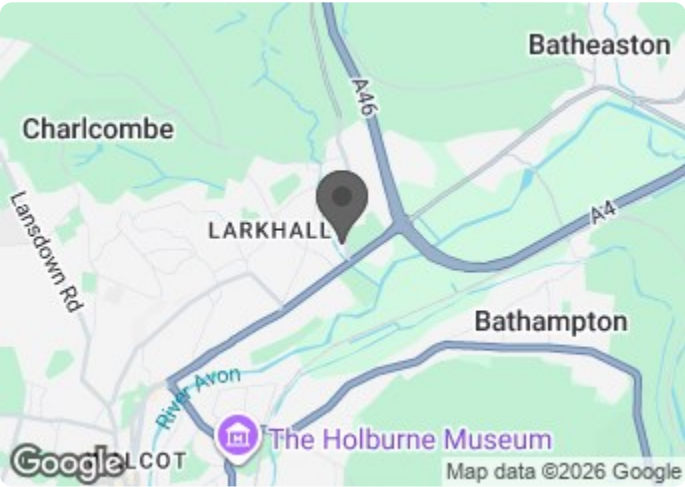




Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	90	90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		

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Registered in England and Wales No. 10716544



27 Lambrook Court

Gloucester Road, Bath, BA1 8AZ



Asking price £310,000 Leasehold

Positioned on the first floor, this one bedroom retirement apartment offers a generous size living room with walk out balcony overlooking the front of the development.
On Site Restaurant *Pet Friendly* *Energy Efficient*

Call us on 0345 556 4104 to find out more.

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

Lambrook Court, Gloucester Road, Larkhall, Bath

Lambrook Court
Constructed in 2018 Lambrook Court is a stunning development by multi award-winning retirement specialist McCarthy and Stone. A ‘Retirement Living Plus’ development designed for independent living for those aged over 70 years Lambrook Court offers the peace-of-mind provided by the day-to-day support of our Estate Manager and staff who oversee the smooth running of the development. The development enjoys fantastic communal facilities including a beautiful homeowner lounge leading onto a raised deck, Bistro with a fantastic, varied and inexpensive menu, laundry, scooter store and landscaped gardens. Lambrook Court is proud to be Winner of Housing for Older People with Care Award 2019.

Homeowners also benefit from extensive domestic and care packages being available to suit individual needs and budgets. The service charge includes 1 hour of domestic assistance per week and all apartments are equipped with a 24-hour emergency call facility and sophisticated intercom system providing both a visual and verbal link to the main development entrance. There is also the excellent guest suite widely used by visiting family and friends for which a small charge per night applies. It is so easy to make new friends and to lead a busy and fulfilled life at Lambrook Court with a list of regular activities to choose from. Often these include; coffee mornings, film nights, exercise classes, games and card evenings, cheese and wine evenings, guest speakers and occasional trips. Whilst there is something for everyone there is certainly no obligation to participate and home owners tend to ‘dip in and out’ of activities as they wish.

The Local Area
Lambrook Court boasts an enviable location in the beautiful and historic city of Bath. The development is favourably situated opposite the scenic Alice Park, plus an array of local amenities around the corner in the village of Larkhall providing local shops including Goodies Deli, Larkhall Butchers, the Beaufort Bookshop, Larkhall Farm Shop, Dentist, Leak gift shop, Pharmacy, Hairdressers, plus a selection of Pubs & Cafe's.

No.27
Positioned on the first floor, this very well presented apartment offers a spacious living room with access out on to a walk out balcony. A well-equipped kitchen comes fitted with a range of integrated appliances. The double bedroom is of generous proportions with a walk in wardrobe and the bathroom offers a level access, walk in shower.

Entrance Hall
Entered via a solid Oak-veneered entrance door with spy-hole. A security intercom system provides both a visual (via the homeowner’s TV) and verbal link to the main development entrance door, along with a wall mounted panel providing emergency access to a 24 hour careline. A useful airing cupboard/store room with light and shelving houses the Gledhill water cylinder and concealed Vent Axia unit A feature glazed panelled door leads in to the living room.



Living Room
A welcoming room with natural decor. A glazed door with matching side panel opens on to the balcony. A feature fireplace with coal effect electric fire provides a focal point. Glazed panelled door leads to the kitchen.

Balcony
Overlooking the front of the development, this is a lovely place to sit out and relax.

Kitchen
Excellent contemporary styled fitted kitchen with soft-white fitted units with contrasting laminate worktops and matching up-stands incorporating a stainless steel inset sink unit. Integrated appliances include; a Neff four-ringed halogen hob with stainless steel chimney extractor hood over and modern glass splashback, Neff waist-level oven with matching microwave over, and concealed fridge and freezer. Electrically operated double-glazed window for ease of use, ceiling spot light fitting and plank effect flooring.

Double Bedroom
A lovely well-proportioned double bedroom. Double glazed window, walk in wardrobe with plenty of storage space.

Shower Room
Modern white suite comprising; walk in shower, back-to-the-wall WC with concealed cistern, vanity unit with inset wash-basin with cupboards below and mirror with integrated light above. Heated ladder radiator, emergency pull cord, ceiling spot light fitting, extensively tiled walls and vinyl flooring.

Service Charge
What your service charge pays for:

- Estate Manager who ensures the development runs smoothly
- CQC Registered care staff on-site 24/7 for your peace of mind
- 1 hour cleaning / domestic assistance per week, per apartment
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- The running costs of the onsite restaurant
- Cleaning of communal areas daily
- Cleaning of windows
- Maintenance of the landscaped gardens and grounds
- Repairs & maintenance to the interior 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 Estate Manager.

Service Charge £10,839.32 per annum (for financial year ending



1 Bed | £310,000

30/06/2027)

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).

Leasehold
Leasehold 999 Years from June 2017
Ground Rent £425 per annum
Ground rent review date: June 2032

Additional Information & Services
• Gfast 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.

Care & Support
The personal care services available at Lambrook Court can help you do more of the things you love and enjoy peace of mind when you need a helping hand. You'll get to know the dedicated CQC registered care and support team who are onsite each day, led by our wonderful Estates Manager. They can assist with anything from changing your bed and doing your laundry, to escorting you to appointments and helping you get washed and dressed ready for the day. What's more, the services are flexible, so you can tailor your care package to suit your needs - just speak with the Estates Manager who will be happy to help organise a care package ready for when you move in.

