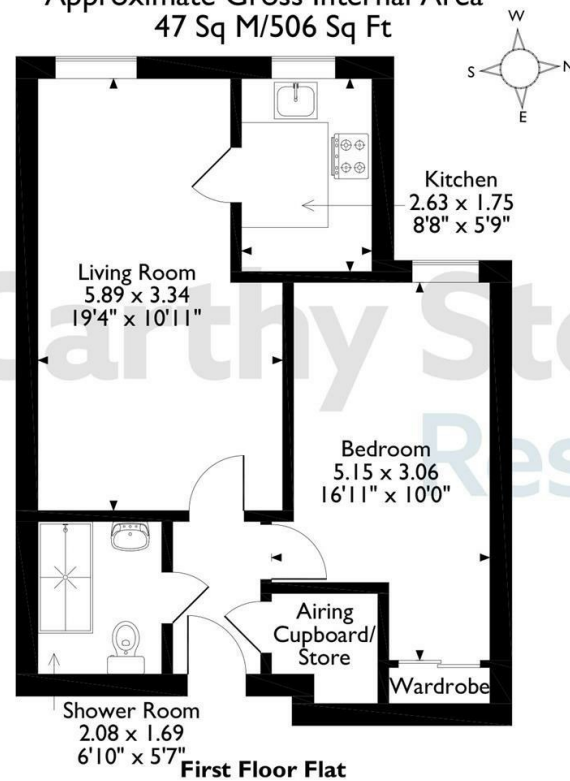


30 Imber Court, George Street, Warminster
Approximate Gross Internal Area
47 Sq M/506 Sq Ft



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



| Energy Efficiency Rating | | Current | Potential |
|---|----------------------------|-----------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | 81 | 86 |
| (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 | | |

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. McCarthy & Stone Resales Limited, Trading as McCarthy Stone Resales
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30 Imber Court

George Street, Warminster, BA12 8FY



Asking price £95,000 Leasehold

Nestled in the charming town of Warminster, this purpose-built apartment on Imber Court, George Street, offers a delightful living experience. The property features a well-appointed reception room, perfect for relaxation or entertaining guests. The single bedroom provides a cosy retreat, ideal for restful nights and the bathroom is thoughtfully designed, ensuring both functionality and comfort. This apartment is an excellent choice for individuals or couples seeking a low-maintenance lifestyle in a vibrant community.

Energy Efficient *Pet Friendly*

Call us on 0345 556 4104 to find out more.

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

Imber Court, George Street, Warminster

1 Bed | £95,000

Imber Court

Imber Court has been designed and constructed for modern living, 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 small charge per night applies. Imber Court offers a friendly community with a varied range of social activities from bingo to quiz's, music nights and coffee mornings. There is also a library, games room and a luggage store.

There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening, external window cleaning, buildings insurance, water rates, security and energy costs of the homeowners lounge and other communal areas. The apartment also benefits from a camera video entry system for use with a standard TV.

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.

Entrance Hallway

The front door has a letter-box and security spy-hole, within the hallway is an electric panel heater, emergency pull cord, the intercom entry system which is linked visually (by resident's TV tuning) and verbally to the main development entrance. A large walk-in store/airing cupboard houses the Gledhill cylinder that supplies the hot water.

Living Room

This wonderfully bright room has a double glazed window, wall mounted electric fire and electric panel radiator. There are

telephone and TV points, along with ample plug sockets. A part glazed panelled door leads into kitchen.

Kitchen

Range of fitted units in a 'Maple' effect having contrasting laminate worktops and incorporating a stainless steel single drainer inset sink unit with double glazed window above. 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.

Double Bedroom

An excellent double bedroom with double-glazed window. Built-in wardrobe with hanging rails, shelving and mirror-fronted sliding doors. Telephone and TV points and electric panel heater.

Bathroom

White suite comprising; Shower cubicle, 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.

Car Parking

The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the on-site Manager on site for availability.

Additional Information & Services

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

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
- 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: £3,100.90 for the financial year ending 31/03/2027.

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Lease Information

Lease Length: 125 years from the 1st January 2011

Ground Rent: £425 per annum

Ground Rent Review Date: January 2026

Managed by: McCarthy and Stone Management Services

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.

