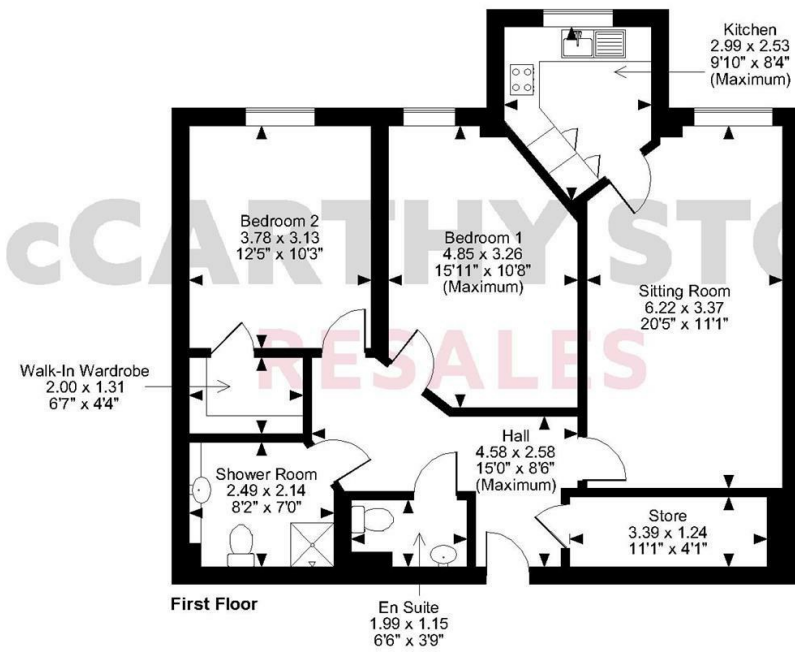
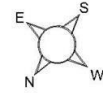
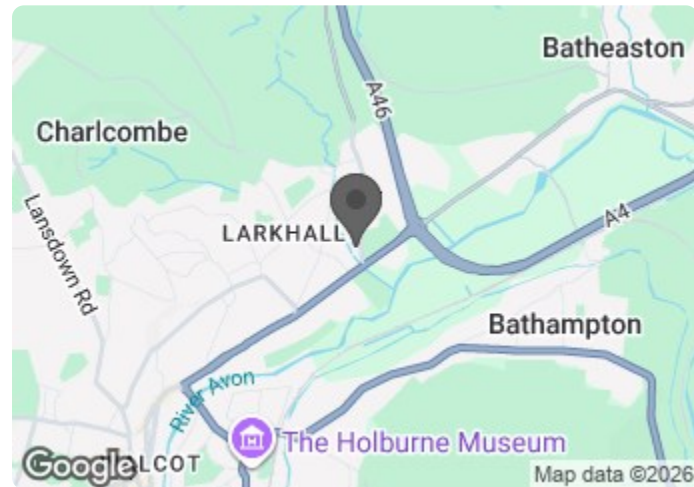


Lambrook Court, Gloucester Road, Bath  
Approximate Gross Internal Area  
874 Sq Ft/81 Sq M



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
The position & size of doors, windows, appliances and other features are approximate only.  
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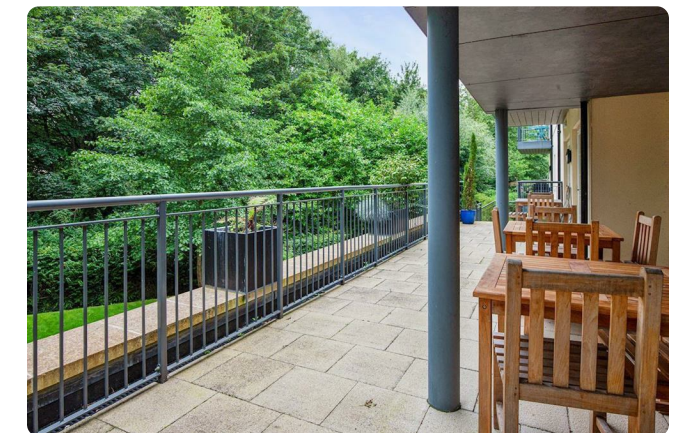
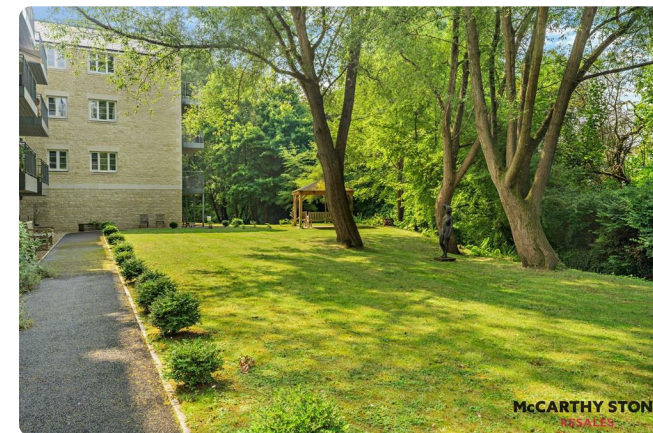
Council Tax Band: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>90</b>	<b>90</b>
(69-80) <b>C</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 Lambrook Court

Gloucester Road, Larkhall, Bath, BA1 8AZ



**Asking price £450,000 Leasehold**

Well presented first floor, two bedroom retirement apartment located within close proximity to the lift that serves all floors.

\*On Site Bistro\* \*Pet Friendly\* \*Energy Efficient\*

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. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



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# Lambrook Court, Gloucester Road, Larkhall,

## Bath

### Lambrook Court

Constructed in 2018 Lambrook Court is a stunning development by multi award-winning retirement specialist McCarthy 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.

Homeowners also benefit from extensive domestic and care packages being available to suit individual needs and budgets. 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.

Lambrook Court boasts an enviable location in beautiful and historic Bath, a world-renowned Spa Town and the only one in the UK to have the whole Town granted World Heritage Site status.

### The Local Area

Lambrook Court boasts an enviable location in beautiful and historic Bath, a world-renowned Spa Town and the only one in the UK to have the whole Town granted World Heritage Site status. 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.16

This luxury, east facing two bedroomed apartment is located on the first floor of this 'flagship' development and is presented in excellent condition. The spacious living room is bright and welcoming and a modern well-equipped kitchen comes fitted with a range of integrated appliances. Both bedrooms are of a double size and the master bedroom includes a walk in wardrobe. The modern shower room has a level access shower and there is also a separate cloakroom.

### Entrance Hall

A roomy hallway entered via a solid Oak-veneered entrance door with spy-hole. A security intercom system provides both a visual (via

the home-owner's TV) and verbal link to the main development entrance door. A wall mounted panel provides emergency access to a 24 hour careline. A useful walk-in boiler cupboard with light and shelving houses the Gledhill boiler supplying hot water and concealed heat exchange system for economic heat recovery and a further cupboard provides additional storage. A feature glazed panelled door leads in to the living room.

### Cloakroom

WC, vanity unit with inset wash hand basin with cupboard below and mirror above.

### Living Room

The room is inviting, featuring a double-glazed window and a distinctive glazed panelled door provides access to the kitchen.

### Kitchen

The modern kitchen boasts an electrically operated double-glazed window for convenience. The contemporary style is evident in the soft-white cabinetry, complemented by contrasting laminate countertops and matching up-stands, featuring a stainless steel inset sink. Integrated appliances include a Neff four-ring halogen hob with a stainless steel chimney extractor hood and a sleek glass splashback, a Neff waist level oven with a coordinating microwave above, and a concealed fridge and freezer.

### Master Bedroom

A well-proportioned double bedroom featuring a double-glazed window. Walk in wardrobe with hanging and shelving space.

### Second Bedroom

Generously sized second double bedroom. Double-glazed window.

### Shower Room

Modern white suite incorporating a walk in shower, back-to-the-wall WC with a concealed cistern, vanity unit with inset washbasin, cupboards below and integrated light mirror above. Heated ladder radiator, emergency pull cord, ceiling spotlights, 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

## 2 Bed | £450,000

- 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: £14,242.73 per annum (up to financial year end 30/06/2026).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to to support you with service charges and living costs.

(Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

### Lease

Leasehold 999 Years from June 2017

Ground Rent £495 per annum

Ground rent review date: June 2032

### Additional Information & Services

- SuperFast 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 that can assist with service charges or living costs.

- 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.

