



COUNCIL TAX BAND: B



McCARTHY STONE RESALES

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| Energy Efficiency Rating | | |
|------------------------------------------------------------|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs (92 plus) A | | |
| (81-91) B | 83 | 83 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

40 IMBER COURT GEORGE STREET, WARMINSTER, BA12 8FY



A BEAUTIFULLY PRESENTED one bedroom second floor Retirement Apartment within this Retirement Living Development

ASKING PRICE £135,000 LEASEHOLD

For further details, please call **0345 556 4104**

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IMBER COURT - GEORGE STREET, WARMINSTER

Located on the second Floor of Imber Court, a sought-after retirement development for those aged 60 years and over, this one bedroom apartment provides economical and spacious accommodation for those wishing to enjoy independent living with the peace of mind that is the trademark of any McCarthy Stone retirement development. 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 of £25 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.

The apartment offers one bedroom, a good-size lounge with feature fire surround and pleasant outlook. There is a well-fitted kitchen with integrated appliances, Bathroom with bath and shower over.

Award-winning McCarthy Stone completed Imber court in 2011 and the development occupies a favourable position conveniently situated to the Centre of Warminster with 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 HALL

The front door leads into the entrance hall from which 4 doors lead into the bathroom, lounge, bedroom and large walk in storage cupboard in which the electric boiler and Vent Axia unit can be found. The 24 hour emergency call unit is on the wall, and this consists of the emergency pull cord, the speech module and the security door system. You can access a view of the main door on Channel 400 on your tv by a camera located in the main entrance porch.

LOUNGE

Feature fire surround, TV and telephone points. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially double glazed door leads onto a separate kitchen.

KITCHEN

Fitted kitchen with tiled floor. Stainless steel sink with chrome mixer tap. Built-in oven, ceramic hob with extractor hood over and integrated fridge and separate freezer. There is an Vent Axia extraction fan in the ceiling.

1 BED | £135,000

BEDROOM

Double bedroom with Ceiling light, TV and phone point.

BATHROOM

Fully tiled and fitted with suite comprising of bath with shower, over. WC, vanity unit with basin and mirror above.. Heated towel rail, wall heater and shaving point Emergency pull cord, and Vent Axia extractor fan

SERVICE CHARGE

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, our 24 hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or House Manager.

CAR PARKING

Carparking Permit Scheme applies

LEASEHOLD

125 Years from 2011
Ground Rent £425

