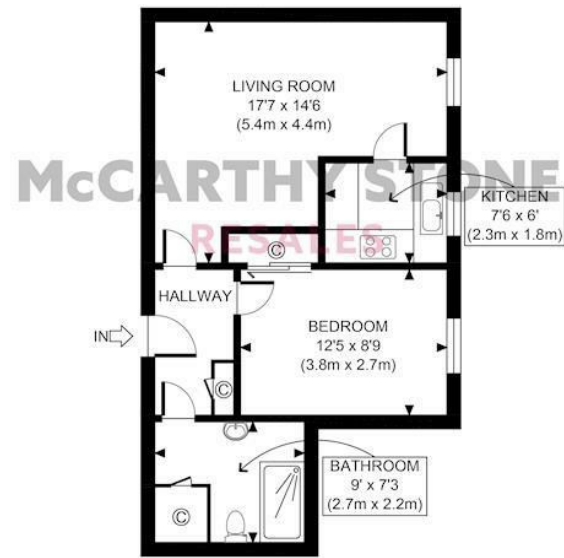


McCARTHY STONE RESALES

36 IMBER COURT
GEORGE STREET, WARMINSTER, BA12 8FY



GROSS INTERNAL
FLOOR AREA 485 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 485 SQ FT / 45 SQM	Imber Court
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 06/07/22 photoplan

COUNCIL TAX BAND: B



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



McCARTHY STONE RESALES

A beautifully presented first floor ONE BEDROOM RETIREMENT
APARTMENT overlooking the gardens

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.



PRICE REDUCTION

OFFERS OVER £125,000 LEASEHOLD

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

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IMBER COURT, GEORGE STREET,

1 BEDROOMS £125,000

SUMMARY

Imber Court has been designed and constructed for modern living. The homeowners lounge is a great space for social events and, for added convenience, there is a guest suite which visitors can book into for a small fee (usually around £25). The dedicated House Manager is on site during their working hours to take care of the running of the development.

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, and for your peace of mind, 24-Hour emergency call systems, should you require assistance.

It is a condition of purchase that residents must meet the age requirement of 60 years or of age.

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 ensuring no unwanted visitors, a built-in store cupboard and further large walk-in store/airing cupboard housing Gledhill boiler supplying domestic hot water.

LIVING ROOM

This wonderfully bright room has a double glazed window with a modern wall mounted electric fire, electric panel radiator, Telephone and TV points and ample plug sockets. A part glazed panelled door leads into kitchen.

KITCHEN

A modern style kitchen with a 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, space for a washer/dryer or dishwasher, under-pelmet lighting and extensively tiled walls and tiled floor.

DOUBLE BEDROOM

An excellent double bedroom with double-glazed windows, telephone and tv points, plug sockets, an electric panel heater and a built-in wardrobe with hanging rails, shelving and mirror-fronted sliding doors.

BATHROOM

With modern white suite comprising; close coupled WC, inset vanity wash hand basin with under sink store cupboard and mirror with strip light and shaver point over. Shower cubicle. Electric wall heater, heated towel rail, fully tiled walls, emergency pull cord.

CAR PARKING (PERMIT SCHEME)

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.

SERVICE CHARGE (BREAKDOWN)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Window Cleaning (outside only)
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Camera door-entry system
- Intruder-alarm system
- 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. To find out more about the service charges please contact your Property Consultant or House Manager.

Service charge: £2,651.16 per annum (for financial year ending 31/03/2024)

LEASE INFORMATION

Lease Length: 125 years from the 1st January 2011

Ground Rent: £425 per annum

Ground Rent Review Date: January 2032

Managed by: McCarthy and Stone Management Services

