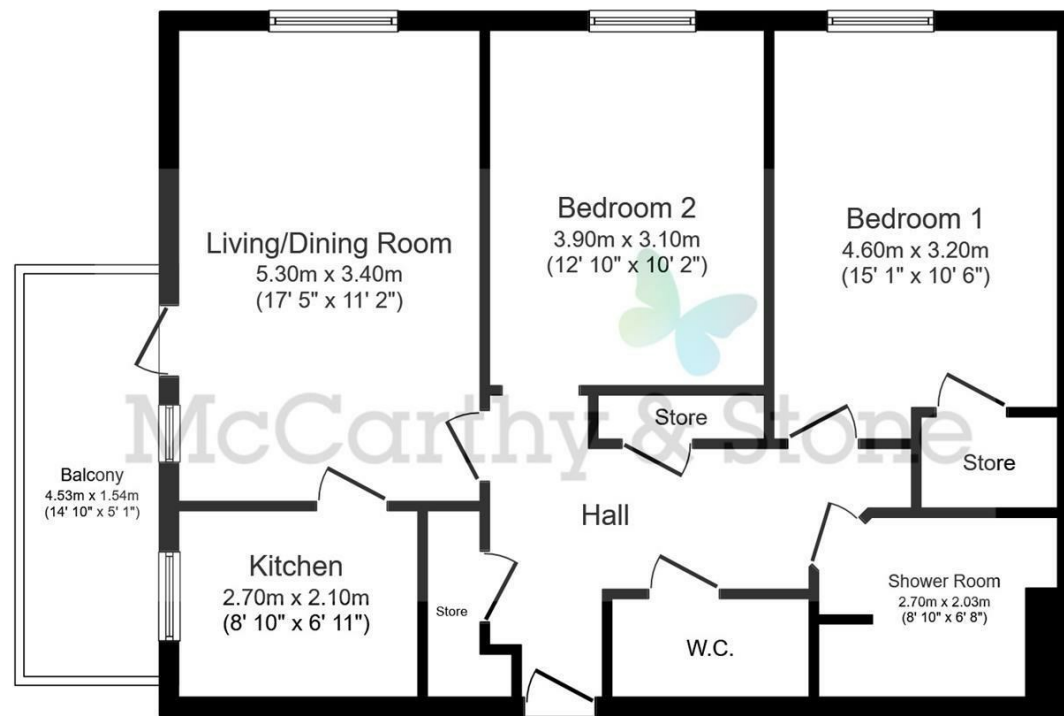


McCARTHY STONE RESALES

10 LAMBROOK COURT GLOUCESTER ROAD, BATH, BA1 8AZ



Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for McCarthy & Stone. Powered by www.focalagent.com



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		



McCARTHY STONE RESALES

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant. The Consumer Protection from Unfair Trading Regulations 2008 (CPR's). These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

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This is a beautifully presented TWO BEDROOM Retirement apartment occupying a prime position at upper ground floor level so very convenient to the excellent communal facilities including lounge and bistro but with the benefit of an elevated rear aspect and a SUPERB balcony with outlook over the BEAUTIFUL gardens of Lambrook Court

ASKING PRICE £410,000 LEASEHOLD

For further details, please call **0345 556 4104**
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LAMBROOK COURT, GLOUCESTER ROAD, LARKHALL, BATH

2 BED | £410,000

Definitely providing the best of both worlds. Occupying a convenient ground floor position within easy access to the superb amenities of Lambrook Court but also quietly tucked away and with an elevated aspect and balcony to the rear. This a very special two bedroom apartment affording spacious light and airy accommodation. This includes a dual aspect sitting room with balcony access, excellent fitted kitchen with a comprehensive range of integrated appliances, double bedrooms, cloakroom and sensible wetroom facility.

Constructed in 2017 with the first occupations taking place in early 2018, Lambrook Court is a stunning development by award-winning retirement specialist McCarthy and Stone. A 'Retirement Living Plus' development designed for independent living for those aged over 70 years with 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's 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. 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 of £25 per night applies. Even though the development is yet to be fully occupied it is so easy to make new friends and to lead a busy and fulfilled life at Lambrook Court; there will be a growing 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 can '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.

ENTRANCE HALL

Having a solid Oak-veneered entrance door with spy-hole, security intercom system that provides both a visual (via the home-owner's TV) and verbal link to the main development entrance door. Emergency pull cord, useful walk-in boiler cupboard with light, shelving and housing the Gledhill boiler supplying hot water, concealed heat exchange system for economic heat recovery.

CLOAKROOM:

Modern white suite comprising; back to the wall WC with concealed Cistern, vanity wash-basin with undersink storage and heated mirror with integrated light above. Ladder radiator, spot light fitting, half tiled walls and vinyl floor covering.

LIVING ROOM

A very welcoming room affording plenty of natural light courtesy of the dual aspect glazing. Georgian styled double-glazed window to the side elevation overlook the development gardens whilst a fully double glazed French door and matching side panel opening onto a pleasant covered balcony and enjoying an outlook to the wooded banks of Lam Brook. A feature glazed panelled door leads to the kitchen.

BALCONY

A private balcony with a solid wall to one side and elevated above the garden level. Ample space for a Bistro style table and chairs. Enjoying a sunny south-westerly aspect with an outlook to mature trees and with the pleasant and relaxing sound of the running waters of the Lam Brook. A perfect place to enjoy the sunny days and to while away the hours.

KITCHEN

With a double-glazed window with a pleasing outlook. Excellent contemporary styled fitted kitchen with soft-white 'gloss' fitted wall and base units with contrasting laminate worktops and matching up-stands incorporating a stainless steel inset sink unit. Integrated appliances include; a Neff halogen hob with

stainless steel chimney extractor hood over and modern glass splashback, Neff single oven with tilt and slide door, matching microwave over, and concealed fridge and freezer. Ceiling spot light fitting and plank effect flooring.

PRINCIPAL BEDROOM

A lovely well-proportioned double bedroom. Double glazed window, large walk-in wardrobe with auto-light, ample hanging space, shelving and drawer unit.

BEDROOM TWO

Of a double size with a double-glazed window.

WETROOM

Modern white suite comprising; a back-to-the-wall WC with concealed cistern, vanity wash-hand basin with under sink cupboards worktop over and mirror-fronted bathroom cabinet with integrated light. Walk-in level access shower enclosure with both raindrop and traditional (adjustable) shower heads, heated ladder radiator, emergency pull cord, ceiling spot light fitting, extensively tiled walls, wet room vinyl flooring.

GENERAL

There are lovely communal landscaped gardens around the development. In addition to the excellent underfloor heating there is an economic heat recovery (heat exchange) system utilising the hot air generated within the property and recirculating the heat back into the principal rooms.

SERVICE CHARGE

The service charge includes

- One hour domestic assistance each week
- Cleaning of communal windows and exterior of apartment 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
- Estates Manager

The service charge does not cover external costs for the apartments such as Council Tax, Electricity and TV.

LEASEHOLD

Leasehold 999 Years from 2017

Ground Rent £435 pa.

Service Charge £585 per month year ending Feb 2019

