

# KIT JOHNSON

residential



Larkhall, Bath

£315,000

**A Well Appointed, Light, Spacious Ground Floor Retirement Apartment. EPC Grade B**



2 Lambrook Court  
Gloucester Road  
Bath  
BA1 8AZ

**PRICE: £315,000**

A beautifully appointed ground floor apartment with a particularly sunny aspect in this popular development on the East side of Bath. This particular apartment is ideally situated within the development and is a level walk to all the communal facilities, restaurant, communal lounge, laundry and gardens. Constructed in 2018, Lambrook Court is ideally located for the local amenities in Larkhall as well being within the beautiful historic City of Bath. Accommodation includes private entrance, spacious hall, storage cupboard, bathroom suite, dual aspect living room, kitchen with integrated appliances and a double bedroom. We would recommend a site visit to understand the wonderful opportunities that Lambrook Court has to offer to those over 70.

**One Bedroom Ground Floor  
Apartment**

**Over 70's**

**Dual Aspect Living Room**

**Fitted Kitchen**

**Bathroom Suite**

**Spacious Hall**

**Double Bedroom**

**Leasehold 999 Years from 2017**

**Ground Rent £435 Per Annum**

**Excellent Communal Facilities**

**Council Tax Band C**

**Service Charge £10,040 to  
30/06/25**

**Former Show Flat**

**Close to Alice Park & Larkhall  
Shops**



2 Lambrook Court



Total Area: 48.4 m<sup>2</sup> ... 521 ft<sup>2</sup>

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent.  
[www.inovusproperty.co.uk](http://www.inovusproperty.co.uk)

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