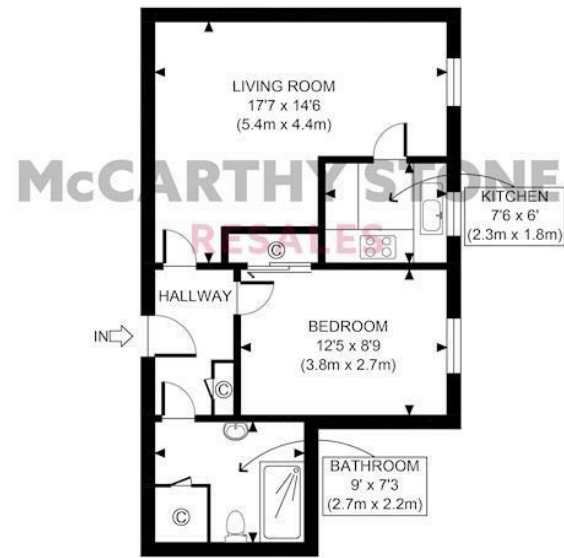


McCARTHY STONE RESALES

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

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PRICE REDUCTION

OFFERS OVER £125,000 LEASEHOLD

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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: £2,924.06 per annum (for financial year ending 31/03/2025)

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

ADDITIONAL INFORMATION & SERVICES

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

