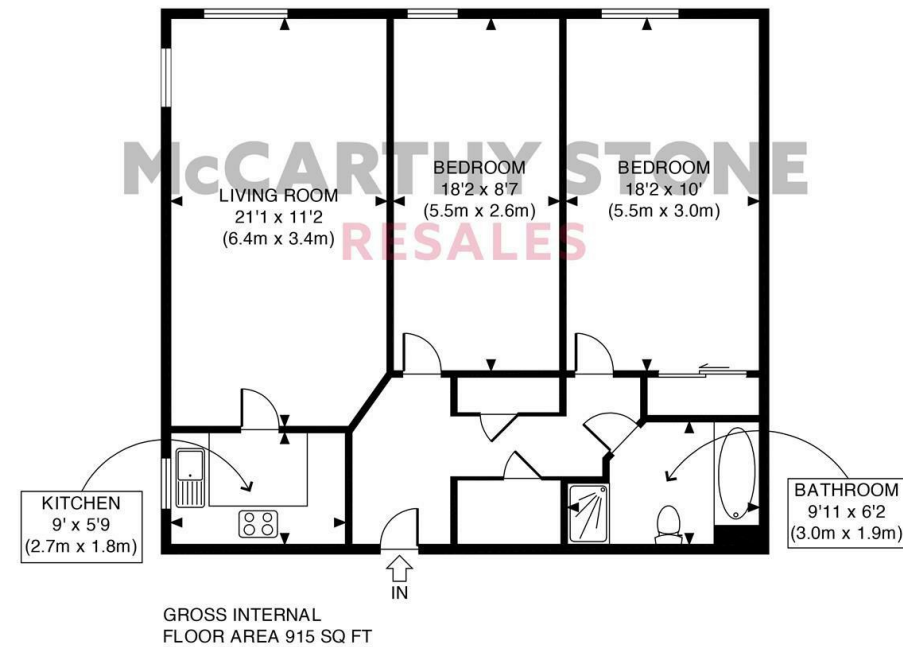


McCARTHY STONE RESALES

2 IMBER COURT

GEORGE STREET, WARMINSTER, BA12 8FY



APPROX. GROSS INTERNAL FLOOR AREA 818 SQ FT / 76 SQ M
Ref: MCS - 041122 Copyright **photoplan**

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

COUNCIL TAX BAND: C



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			
		78	80



McCARTHY STONE RESALES

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IMMACULATE GROUND FLOOR RETIREMENT APARTMENT - refitted carpets - redecorated - offered in a LIKE NEW CONDITION - Convenient location near to the SHOPPERS ENTRANCE and ready for IMMEDIATE OCCUPATION.

PRICE REDUCTION

ASKING PRICE £243,000 LEASEHOLD

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

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

IMBER COURT, GEORGE STREET,

2 BEDROOMS £243,000

MOVING MADE EASY

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

ENTRANCE HALL

With solid entrance door having security spy-hole, Intercom entry system linked visually (by home owner's TV tuning) and verbally to the main development entrance. Emergency pull cord, electric panel heater, built-in store cupboard and further large walk-in store/airing cupboard housing Gledhill boiler supplying domestic hot water.

LIVING ROOM

Dual aspect lounge with double glazed windows to both side and rear elevations. Focal-point fireplace with inset electric fire, electric panel radiator and feature part glazed panelled door to kitchen.

KITCHEN

With double-glazed window. Range of fitted units in a 'Maple' effect having contrasting laminate worktops and incorporating a stainless steel single drainer inset sink unit. Integrated appliances comprise a four-ringed electric hob with extractor hood over, waist-level oven and concealed fridge and freezer, under unit lighting, extensively tiled walls and tiled floor.

MASTER BEDROOM

Excellent double bedroom with double-glazed window, electric

panel heater and built-in wardrobe with hanging rails, shelving and mirror-fronted sliding doors.

SECOND BEDROOM

Another excellent double bedroom with double-glazed window and electric panel heater, built in mirror sliding wardrobe.

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. Panelled bath and separate shower cubicle. Electric wall heater, heated towel rail, fully tiled walls, emergency pull cord.

IMBER COURT

A beautifully presented and spacious two bedroomed apartment located on the ground floor of this sought-after retirement development for those aged 60 years and over, convenient to the laundry and access to the development 'shoppers gate'. Providing extremely comfortable accommodation with the security and peace of mind that comes hand-in-glove with a McCarthy and Stone retirement living development.

Imber Court enjoys excellent communal facilities including a homeowners lounge, laundry, scooter store and landscaped gardens. Our House Manager is available to oversee the smooth running of the development. All apartments are equipped with a 24-hour emergency call system. 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 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.

LEASE

125 Years from the 1st January 2011
Ground Rent: £495 per annum
Ground Rent Review Date: January 2032

PARKING

Available subject to availability charged separately.

SERVICE CHARGE

What your service charge pays for:

- House Manager who ensures the development runs smoothly
- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Service Charge: £4,386.09 per annum (up to financial year end 31/03/25).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to to support you with service charges and living costs. (Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

ADDITIONAL INFORMATION & SERVICES

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

