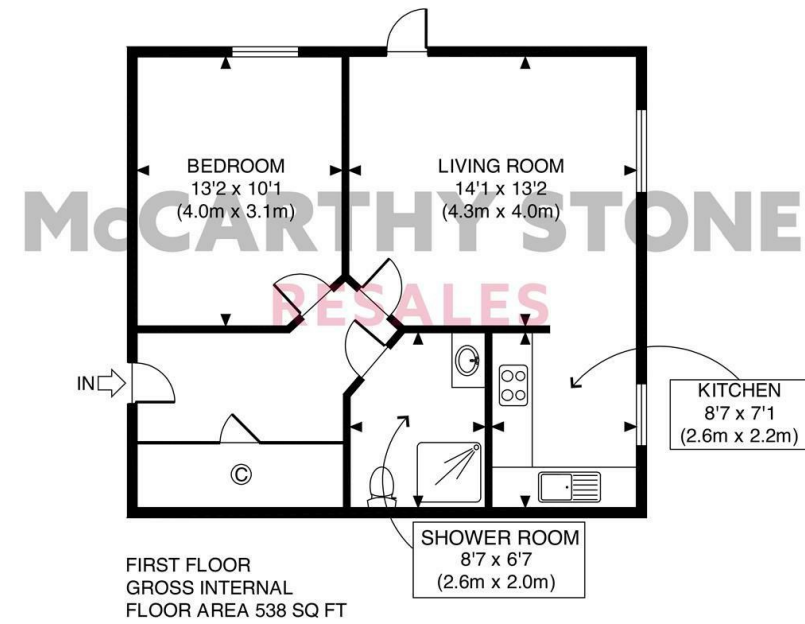


# McCARTHY STONE RESALES

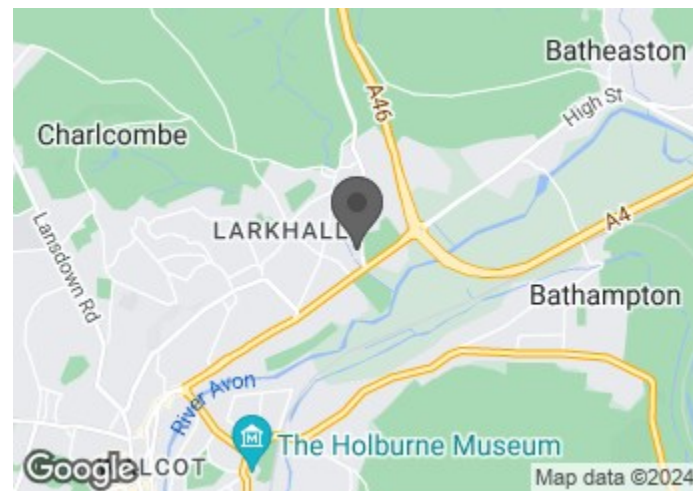
**15 LAMBROOK COURT**  
GLOUCESTER ROAD, BATH, BA1 8AZ



APPROX. GROSS INTERNAL FLOOR AREA 538 SQ FT / 50 SQ M  
Ref: - 160323 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>89</b>	<b>89</b>



PRICED LOW FOR A QUICK SALE - One bedded Retirement Apartment offered in great condition - MOTIVATED SELLERS OPEN TO SENSIBLE OFFERS

**PRICE REDUCTION**

**ASKING PRICE £250,000 LEASEHOLD**

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# McCARTHY STONE RESALES

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# LAMBROOK COURT, GLOUCESTER ROAD,

# 1 BEDROOMS £250,000

## LAMBROOK COURT

Constructed in 2018 Lambrook Court is a stunning development by multi award-winning retirement specialist McCarthy and Stone. A 'Retirement Living Plus' development designed for independent living for those aged over 70 years Lambrook Court offers 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 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. It is so easy to make new friends and to lead a busy and fulfilled life at Lambrook Court with a 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 tend to '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.

## 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.

## ENTRANCE HALL

A roomy hallway entered via a solid Oak-veneered entrance door with spy-hole. A security intercom system provides both a visual (via the home-owner's TV) and verbal link to the main development entrance door. A wall mounted panel provides emergency access to a 24 hour careline. A useful walk-in boiler cupboard with light and shelving houses the Gledhill boiler supplying hot water and concealed heat exchange system for economic heat recovery and a further cupboard provides additional storage. A feature glazed panelled door leads in to the living room.

## LIVING ROOM - DUAL ASPECT

A welcoming room with a double glazed window and a double glazed door opening onto a balcony.. Kitchen open plan to living room.

## KITCHEN

With an electrically operated double-glazed window for ease of use. Excellent contemporary styled fitted kitchen with soft-white fitted units with contrasting laminate worktops and matching up-stands incorporating a stainless steel inset sink unit. Integrated appliances include; a Neff four-ringed halogen hob with stainless steel chimney extractor hood over and modern glass splashback, Neff waist-level oven with tilt and slide door, matching microwave oven and concealed fridge and freezer. Ceiling spot light fitting and plank effect flooring.

## DOUBLE BEDROOM

A lovely well-proportioned double bedroom. Double glazed window, fitted wardrobe and additional cupboard.

## SHOWER ROOM

Modern white suite comprising; a back-to-the-wall WC with concealed cistern, pedestal wash-basin with mirror having integrated light. large walk-in shower. Heated ladder radiator, emergency pull cord, ceiling spot light fitting, extensively tiled walls, wet room vinyl flooring.

## 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 is £10,039.98 per annum (up to financial year end 30/06/2025).

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

## LEASEHOLD

Leasehold 999 Years from June 2017

Ground Rent £435 per annum

Ground rent review date: June 2032

## ADDITIONAL INFORMATION & SERVICES

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

