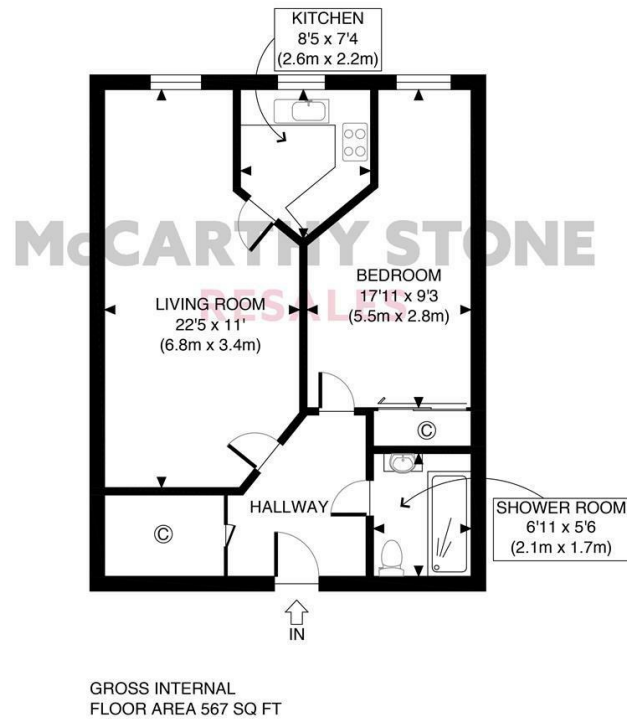


McCARTHY STONE RESALES

26 IMBER COURT GEORGE STREET, WARMINSTER, BA12 8FY



APPROX. GROSS INTERNAL FLOOR AREA 567 SQ FT / 53 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: 21/03/23
	photoplan

COUNCIL TAX BAND: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



A one bedroom first floor Retirement Apartment in this Retirement Living Development.

McCARTHY STONE RESALES

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



ASKING PRICE £132,000 LEASEHOLD

For further details, please call **0345 556 4104**
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

IMBER COURT - GEORGE STREET, WARMINSTER

Located on the First Floor of Imber Court, a sought-after retirement development for those aged 60 years and over, this one bedroom apartment provides economical and spacious accommodation for those wishing to enjoy independent living with the peace of mind that is the trademark of any McCarthy Stone retirement development. Our excellent House Manager is available to oversee the smooth running of the development and all apartments are equipped with a 24-hour emergency call system. The development boasts excellent communal facilities including a homeowners lounge, laundry, scooter store and landscaped gardens. 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 offers a friendly community with a varied range of social activities from bingo to quiz's, music nights and coffee mornings. There is also a library, games room and a luggage store.

Award-winning McCarthy Stone completed Imber court in 2011 and the development occupies a favourable position conveniently situated to the Centre of Warminster with 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 HALL

The front door leads into the entrance hall from which 4 doors lead into the bathroom, lounge, bedroom and large walk in storage cupboard in which the electric boiler and Vent Axia unit can be found. The 24 hour

emergency call unit is on the wall, and this consists of the emergency pull cord, the speech module and the security door system. You can access a view of the main door on Channel 400 on your tv by a camera located in the main entrance porch.

LOUNGE

Feature fire surround with Electric Living Flame Fire, TV and telephone points. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially double glazed door leads onto a separate kitchen.

KITCHEN

Fitted kitchen with tiled floor. Stainless steel sink with chrome mixer tap. NEFF slide and hide Built-in oven, ceramic hob with extractor hood over. Integrated fridge and integrated freezer. Freestanding Washing Machine. There is an Vent Axia extraction fan in the ceiling.

BEDROOM

Ceiling light, TV and phone point. Built in double sliding mirror wardrobe with hanging rails and shelf.

BATHROOM

Fully tiled and fitted with suite comprising shower enclosure with fitted fold down seat. WC, vanity unit with basin and mirror above. Heated towel rail, wall heater and shaving point. Emergency pull cord, and Vent Axia extractor fan

SERVICE CHARGE

- Cleaning of communal 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

1 BED | £132,000

- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

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

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, our 24 hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or House Manager.

CAR PARKING

Carparking Permit Scheme applies

LEASEHOLD

Lease Length: 125 years from the 1st January 2011

Ground Rent: £425 per annum

Ground Rent Review: 1st January 2032

Managed by: McCarthy and Stone Management Services

New carpets, curtains and kitchen blind are included in the sale.

ADDITIONAL INFORMATION & SERVICES

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

