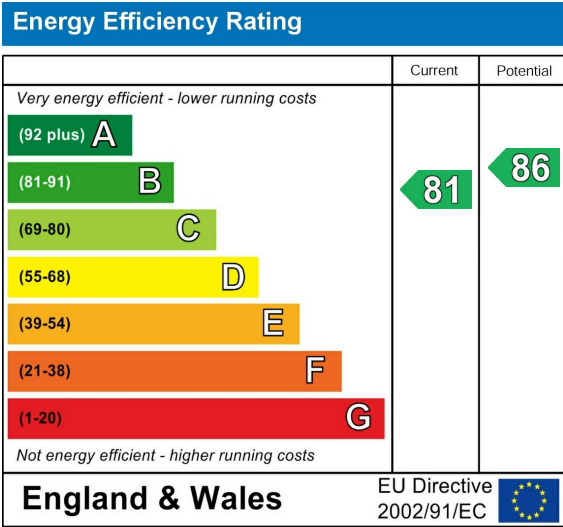


APPROX. GROSS INTERNAL FLOOR AREA 567 SQ FT / 53 SQM	Imber Court
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 21/03/23
	photoplan

Council Tax Band: B



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.



26 Imber Court

George Street, Warminster, BA12 8FY



PRICE REDUCTION

Asking price £125,000 Leasehold

A beautifully presented, one bedroom first floor Retirement Apartment situated close to the lift that serves all floors.

Pet Friendly *Energy Efficient*

Call us on 0345 556 4104 to find out more.

IMBER COURT - George Street, Warminster

1 Bed | £125,000

PRICE
REDUCED

Imber Court

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 small charge 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.

The Local Area

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.



Living Room

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.

Double Bedroom

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

Shower Room

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

Car Parking

Parking is available at a cost of £250 per annum (subject to availability)

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

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).

Lease

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

Additional Information & Services

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

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.

