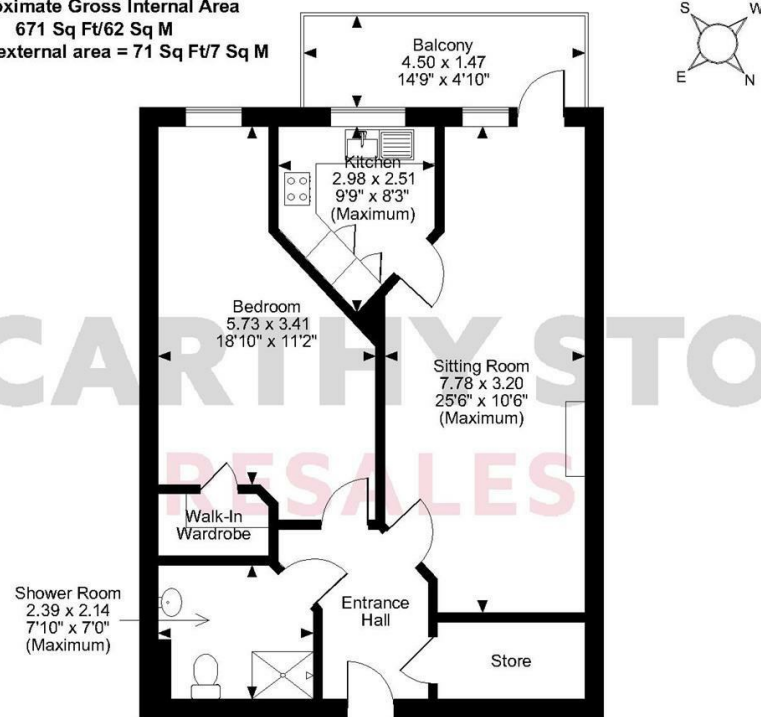


Lambrook Court, Gloucester Road, Bath
 Approximate Gross Internal Area
 671 Sq Ft/62 Sq M
 Balcony external area = 71 Sq Ft/7 Sq M



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
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McCARTHY STONE RESALES

33 LAMBROOK COURT GLOUCESTER ROAD, BATH, BA1 8AZ



COUNCIL TAX BAND: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		90	90
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



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SUPERBLY PRESENTED 1 bedroom Retirement Property offered with ALLOCATED PARKING and BALCONY set in the VERY POPULAR Lambrook Court. A WARM & SUNNY apartment thanks to its SOUTH WESTERLY aspect overlooking the LANDSCAPED GARDENS.

ASKING PRICE £350,000 LEASEHOLD

For further details, please call **0345 556 4104**
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LAMBROOK COURT, GLOUCESTER ROAD, LARKHALL, BATH

1 BED | £350,000

LAMBROOK COURT

Occupying a convenient position with easy access of the superb amenities of Larkhall, but also quietly tucked away, this luxury 1 bedroom apartment is located on the second floor of of this 'flagship' development and is presented in excellent condition and at a price that is sure to attract much interest. The spacious living room is bright and welcoming with both a window and French door opening to a private walk out balcony where a pleasant elevated outlook can be enjoyed. A super well-fitted kitchen comes with a range of quality integrated appliances. The Master bedroom has a superb walk-in-wardrobe. The shower room is positioned just next door. This apartment also features the added benefit of an allocated car parking space. All-together this is a lovely home with a very pleasant ambience

Constructed as recently as 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's lounge leading onto a raised deck, Bistro restaurant with an excellent, 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. There are activities like; 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 can '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. The development is favourably situated opposite the scenic Alice Park, an array of local amenities around the corner in Larkhall village providing local shops including Goodies Deli, Larkhall Butchers, the Beaufort Bookshop, Larkhall Farm Shop, Dentist, Pharmacy, Co-op, Leak gift shop, hairdressers, as well as a local theatre and a selection of pubs and cafes.

ENTRANCE HALL

A roomy hallway with space for some hall furniture. Having a solid Oak-veneered entrance door with spy-hole, security intercom system that provides both a visual (via the homeowner's TV) and verbal link to the main development entrance door. Emergency pull cord, useful walk-in boiler cupboard with light, shelving and housing the Gledhill boiler supplying hot water, concealed heat exchange system for economic heat recovery. Feature glazed panelled door leads to the living room.

LIVING ROOM

A welcoming room with a dining area and a feature Worcestershire 'Turin' wall mounted electric fire. A double glazed window and a double glazed French door and matching side panel open onto a walk-out balcony with a pleasant elevated outlook across the wooded banks. A feature glazed panelled door leads to the kitchen.

KITCHEN

With an electrically operated double-glazed window. 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 hob with stainless steel chimney extractor hood over and modern glass splashback, Neff waist-level oven with tilt and slide door, matching microwave over, and concealed fridge and freezer. Ceiling spot light fitting and plank effect flooring.

MASTER BEDROOM

A lovely well-proportioned double bedroom with a study area. Double glazed window and walk-in-wardrobe.

SHOWER ROOM:

Modern white suite comprising; a back-to-the-wall WC with concealed cistern with shelf. Vanity wash-basin with built in cupboards underneath. Mirror with integrated light. Large walk in

wet room shower area with support rail. Heated ladder radiator, emergency pull cord, ceiling spot light fitting, extensively tiled walls, wet room vinyl flooring.

ALLOCATED PARKING

This apartment comes with an allocated parking space to be conveyed with the Title, unlike many other apartments, conveniently located outside the Development entrance.

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.

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

Service charge: £9,357.53 per annum (per financial year ending 30/06/2024)

LEASEHOLD

Leasehold 999 Years from 2017

Ground Rent £435 per annum

Ground Rent review date: June 2032

ADDITIONAL INFORMATION & SERVICES

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

