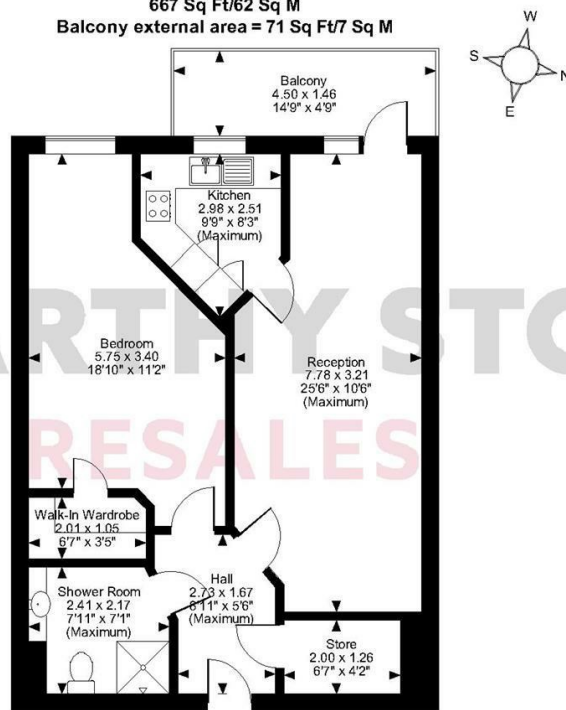


Lambrook Court, Gloucester Road, Bath
 Approximate Gross Internal Area
 667 Sq Ft/62 Sq M
 Balcony external area = 71 Sq Ft/7 Sq M



Second 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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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			

**McCARTHY STONE
 RESALES**

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**McCARTHY STONE
 RESALES**

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



BEAUTIFUL One bed, Second floor Retirement Apartment with BALCONY lovingly maintained and OFFERED IN GREAT CONDITION

ASKING PRICE £330,000 LEASEHOLD

For further details, please call **0345 556 4104**
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LAMBROOK COURT, GLOUCESTER ROAD, LARKHALL, BATH, BA1 8AZ

1 BED | £330,000

This luxury apartment is located on the second floor of this 'flagship' development and is presented in excellent condition. The spacious living room is bright and welcoming with both a window and French door opening to a Balcony where a pleasant elevated outlook can be enjoyed over the garden. A super well-fitted kitchen comes fitted with a range of integrated appliances, Bedroom with fitted wardrobe and wet room.

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's 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.

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.

ENTRANCE HALL

Having a solid Oak-veneered entrance door with spy-hole, security intercom system that provides a 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.

LIVING ROOM

A welcoming room with a double glazed window and a double glazed French door leading to a balcony with a pleasant elevated outlook across the wooded banks of Lam Brook. 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 oven, and concealed fridge and freezer. Ceiling spot light fitting and plank effect flooring.

BEDROOM

A lovely well-proportioned double bedroom. Double glazed window and fitted walk-in wardrobe.

SHOWER ROOM

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

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. There is also a communal laundry room with self service washing machines and tumble dryer.

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 £9,357.60 per annum (for financial year ending 30/06/2024)

LEASEHOLD

Leasehold 999 Years from June 2017

Ground Rent £425 per annum

Ground Rent Review Date June 2032

ADDITIONAL INFORMATION & SERVICES

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

PARKING

No car parking space is included in the sale of the property.

