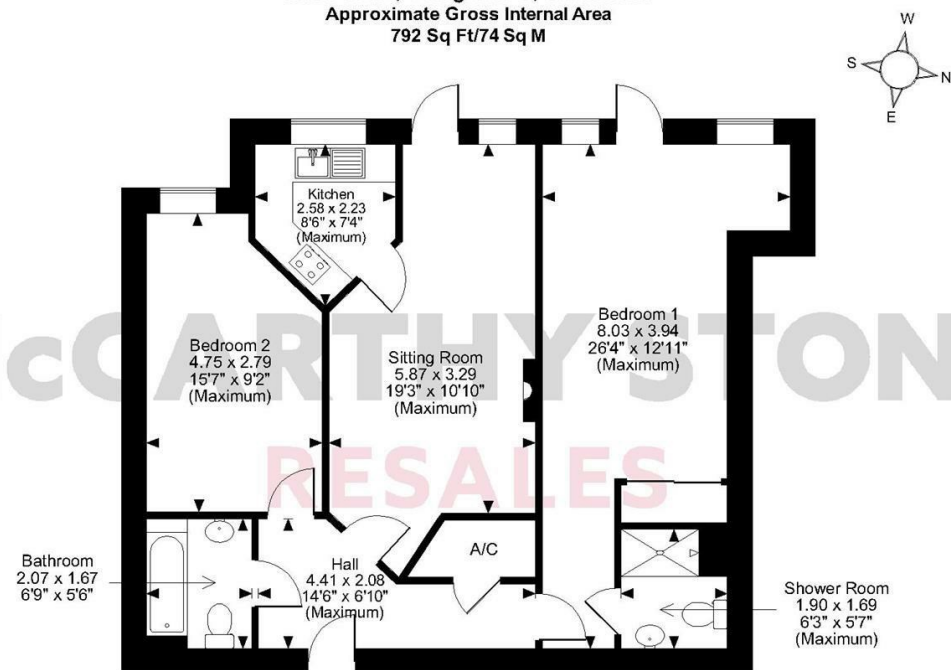


Imber Court, George Street, Warminster
Approximate Gross Internal Area
792 Sq Ft/74 Sq M



Ground 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		
(81-91) B	82	82
(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

6 IMBER COURT
GEORGE STREET, WARMINSTER, BA12 8FY



A BEAUTIFUL TWO BED RETIREMENT APARTMENT - Offered in great condition set on the lower GROUND FLOOR with access to a LOVELY PATIO AREA ideal for garden furniture and pot plants.

ASKING PRICE £249,500 LEASEHOLD

For further details, please call **0345 556 4104**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

IMBER COURT, GEORGE STREET, WARMINSTER, BA12 8FY

ENTRANCE HALL

The front door leads into the entrance hall from which doors lead into the bathroom, living room, both bedrooms, shower room and 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.

LIVING ROOM

A fantastic living space with feature fire surround and electric fire. TV and telephone points. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially glazed door leads onto a separate kitchen. Double glazed patio door leading out to a sheltered patio area - a great space for garden furniture and pot plants.

KITCHEN

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

MASTER BEDROOM

Ceiling light, TV and phone point. Built in double sliding mirror wardrobe with hanging rails and shelf. Double glazed door to the sheltered patio area. Door to en-suite for added convenience.

EN-SUITE SHOWER ROOM

Shower cubicle, WC, hand basin, mirror and towel rail. Wall heater.

SECOND BEDROOM

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

BATHROOM

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

IMBER COURT

Located on the First Floor of Imber Court, a sought-after retirement development for those aged 60 years and over, this two 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.

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.

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

2 BED | £249,500

charges please contact your Property Consultant or House Manager.

Service Charge: £4,386.00 per annum (up to financial year end 01/04/2025).

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).

PARKING

Carparking Permit Scheme applies

LEASE INFORMATION

Lease Length: 125 years from the 1st January 2011

Ground Rent: £495 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

