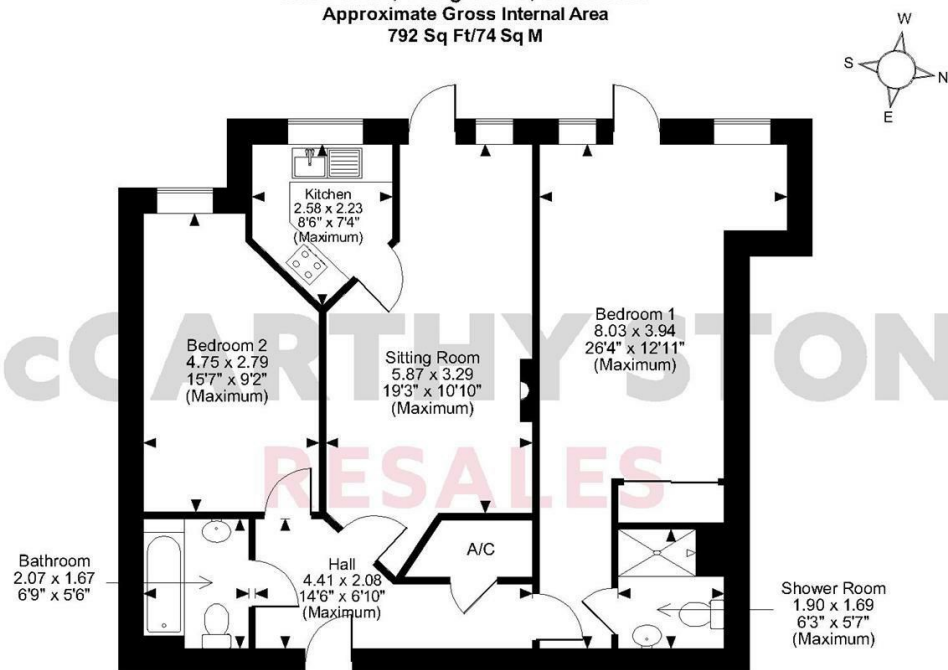


Imber Court, George Street, Warminster  
Approximate Gross Internal Area  
792 Sq Ft/74 Sq M



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) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**McCARTHY STONE**  
**RESALES**

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**McCARTHY STONE**  
**RESALES**

**6 IMBER COURT**  
GEORGE STREET, WARMINSTER, BA12 8FY



Beautifully presented two bedroom retirement apartment set on the lower ground floor with access to a lovely patio area, ideal for garden furniture and pot plants.

\*Pet Friendly\* \*Energy Efficient\*

**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

## IMBER COURT

Located on the lower ground floor of Imber Court, a sought-after retirement development for those aged 60 years and over, this two bedroom apartment provides 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.

## THE LOCAL AREA

Imber court was completed in 2011 and occupies a prominent position with the centre of Warminster well situated to 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

A roomy hallway entered via a solid Oak-veneered entrance door with spy-hole. A security intercom system provides both a visual (via the home-owner's TV) and verbal link to the main development entrance door. A wall mounted panel provides emergency access to a 24 hour careline. A useful walk-in boiler cupboard with light and shelving houses the Gledhill boiler supplying hot water and concealed heat exchange system for economic heat recovery.

## LIVING ROOM

A fantastic living space with double glazed patio door leading out to a sheltered patio area - a great space for garden furniture and pot plants. Feature fireplace with inset electric fire. TV and telephone points, two ceiling lights. Partially glazed door leads to a separate kitchen.

## KITCHEN

With double-glazed window. Range of fitted units in a 'Maple' effect having contrasting laminate worktops and incorporating a stainless

steel single drainer inset sink unit. Integrated appliances comprise a four-ringed electric hob with extractor hood over, waist-level oven and concealed fridge and freezer, under unit lighting, extensively tiled walls and tiled floor.

## MASTER BEDROOM

A generous size double bedroom with double glazed door to the sheltered patio area. Built in double sliding mirror wardrobe with hanging rails and shelf. TV and phone point.

## EN-SUITE SHOWER ROOM

With modern white suite comprising; Shower cubicle, close coupled WC and wash hand basin. Electric wall heater, heated towel rail, fully tiled walls and emergency pull cord.

## SECOND BEDROOM

With double glazed window. Built in double sliding mirror wardrobe with hanging rails and shelf. TV and phone point.

## BATHROOM

With modern white suite comprising; panelled bath with shower above, close coupled WC, inset vanity wash hand basin with under sink store cupboard and mirror with strip light and shaver point over. Electric wall heater, heated towel rail, fully tiled walls and emergency pull cord.

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

Ask about our FREE ENTITLEMENTS SERVICE to find out what

# 2 BED | £249,500

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

Car parking 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

## 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.

