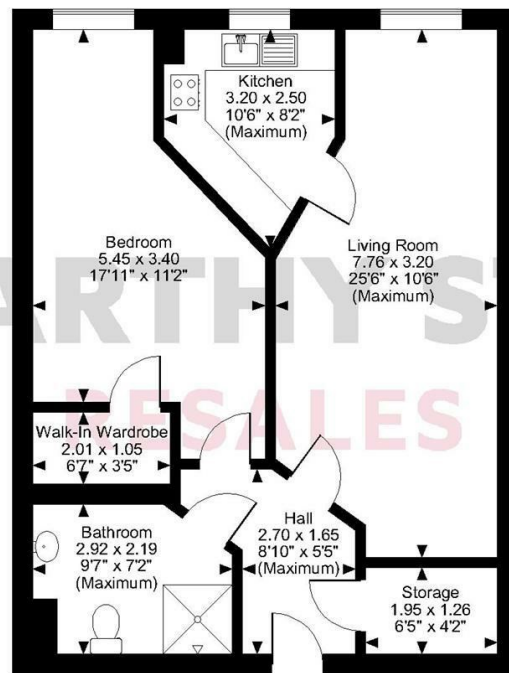
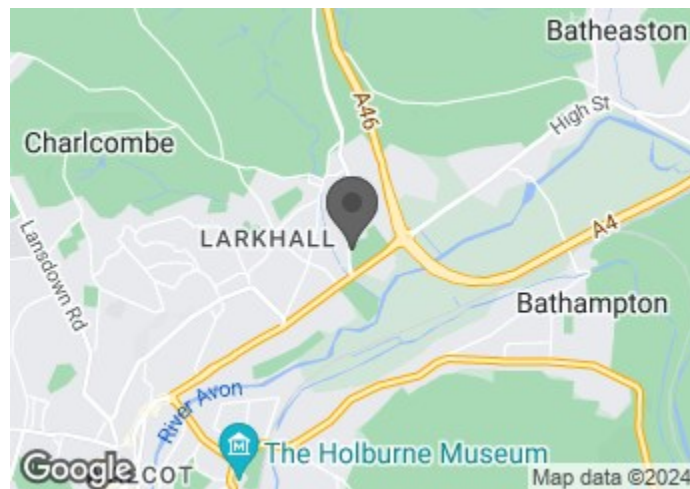


Lambrook Court, Gloucester Road, Bath
Approximate Gross Internal Area
669 Sq Ft/62 Sq M



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

44 LAMBROOK COURT
GLOUCESTER ROAD, BATH, BA1 8AZ



One bed retirement apartment set in the VERY POPULAR Lambrook Court development providing SECURE yet INDEPENDENT retirement living.

One hours domestic assistance a week included.

ASKING PRICE £330,000 LEASEHOLD

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

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

LAMBROOK COURT, GLOUCESTER ROAD, LARKHALL, BATH, BA1 8AZ

1 BED | £330,000

LAMBROOK COURT

Constructed in 2017 with the first occupations taking place in early 2018, Lambrook Court is a stunning development by award-winning retirement specialist McCarthy and Stone. A 'Retirement Living Plus' development designed for independent living for those aged over 70 years with 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 offering 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. Even though the development is yet to be fully occupied it is so easy to make new friends and to lead a busy and fulfilled life at Lambrook Court; there will be a growing list of regular activities to choose from. Often these include; 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 homeowners can 'dip in and out' of activities as they wish.

Lambrook Court boasts an enviable location in the beautiful and historic city of Bath. The development is favourably situated opposite the scenic Alice Park, plus an array of local amenities around the corner in the village of Larkhall providing local shops including Goodies Deli, Larkhall Butchers, the Beaufort Bookshop, Larkhall Farm Shop, Dentist, Leak gift shop, Pharmacy, Hairdressers, plus a selection of Pubs & Cafe's.

ENTRANCE HALL

Security intercom system provides a 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/store room with light and shelving houses the Gledhill boiler supplying hot water and concealed heat exchange system for economic heat recovery. A feature glazed panelled door leads in to the living room.

LIVING ROOM

A welcoming room with natural decor. Feature fireplace gives the room a cosy feel. Glazed panelled door leads to the kitchen.

KITCHEN

With an electrically operated double-glazed window for ease of use. 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 four-ringed hob with stainless steel chimney extractor hood over, waist-level oven with tilt and slide door, matching microwave over, and concealed fridge and freezer. Ceiling spot light fitting and plank effect flooring.

BEDROOM

A lovely well-proportioned double bedroom. Double glazed window, walk in wardrobe with plenty of storage space.

SHOWER ROOM

Modern white suite comprising; a back-to-the-wall WC with concealed cistern and sensor flushing. Pedestal wash-basin with mirror having integrated light. large shower cubicle with glazed door. 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.

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: £10,039.92 per annum (for financial year ending 30/06/25)

LEASEHOLD

Leasehold 999 Years from June 2017

Ground Rent £435 per annum

Ground rent review date: June 2032

