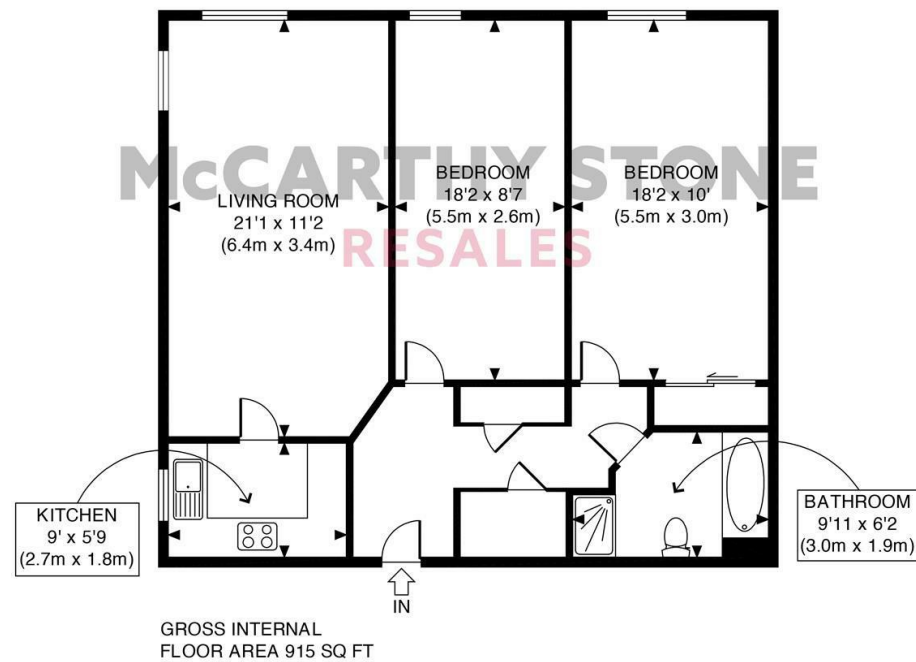


2 Imber Court

George Street, Warminster, BA12 8FY

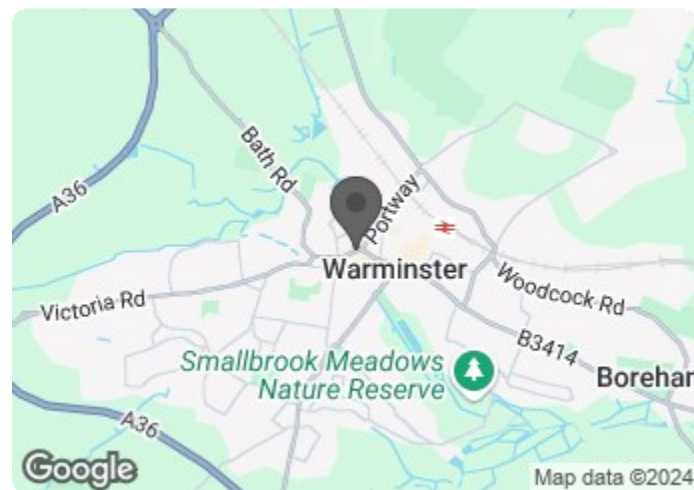


APPROX. GROSS INTERNAL FLOOR AREA 818 SQ FT / 76 SQ M
Ref: MCS - 041122 Copyright **photoplan**

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation



Council Tax Band: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Asking price £225,000 Leasehold

IMMACULATE GROUND FLOOR RETIREMENT APARTMENT - refitted carpets - redecorated - offered in a LIKE NEW CONDITION - Convenient location near to the SHOPPERS ENTRANCE and ready for IMMEDIATE OCCUPATION.

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



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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

With solid entrance door having security spy-hole, Intercom entry system linked visually (by home owner's TV tuning) and verbally to the main development entrance. Emergency pull cord, electric panel heater, built-in store cupboard and further large walk-in store/airing cupboard housing Gledhill boiler supplying domestic hot water.

Living Room

Dual aspect lounge with double glazed windows to both side and rear elevations. Focal-point fireplace with inset electric fire, electric panel radiator and feature part glazed panelled door to 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

Excellent double bedroom with double-glazed window, electric panel heater and built-in wardrobe with hanging rails, shelving and mirror-fronted sliding doors.

Second Bedroom

Another excellent double bedroom with double-glazed window and electric panel heater, built in mirror sliding wardrobe.

Bathroom

With modern white suite comprising; Panelled bath, separate shower cubicle, 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.

Parking

Car parking is available with a yearly permit at a charge of around £250 per annum (subject to availability).

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

2 Bed | £225,000

Manager.

Service Charge: £4,386.09 per annum (up to financial year end 31/03/25).

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).

Lease

125 Years from the 1st January 2011
Ground Rent: £495 per annum
Ground Rent Review Date: January 2032

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.

