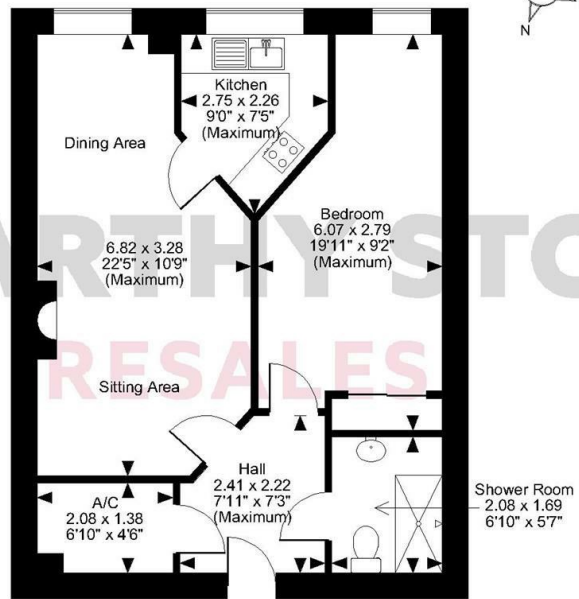


McCARTHY STONE RESALES

3 IMBER COURT GEORGE STREET, WARMINSTER, BA12 8FY

Imber Court, George Street, Warminster
Approximate Gross Internal Area
552 Sq Ft/51 Sq M



First 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: B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	87
(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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Beautifully presented lower ground floor, one bedroom retirement apartment with lift access to all levels.
Pet Friendly *Energy Efficient*

PRICE REDUCTION

ASKING PRICE £115,000 LEASEHOLD

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

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

GEORGE STREET, WARMINSTER

1 BEDROOMS £115,000

IMBER COURT

Imber Court, is a sought-after retirement development for those aged 60 years and over, perfect 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 small charge per night applies.

It's so easy to make new friends and to lead a busy and fulfilled life at Imber Court - there are always plenty of regular activities to choose from which can include, an art group, fitness classes, coffee mornings, games and quiz nights, themed events and occasional organised trips. Whilst there is something for everyone there is certainly no obligation to participate and home owners 'dip in and out' of activities or quite naturally, remain as private as they wish.

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.

NO.3

This wonderfully presented ground floor property has easy level access to a secure side gate, perfect for walking into town. The accommodation comprises of a well equipped kitchen with integrated appliances, spacious living room with modern feature fireplace, double bedroom with fitted wardrobe and modern

shower room. Offered in lovely condition and ready for immediate occupation.

ENTRANCE HALL

Front door with spy hole leads to the large entrance hall - the 24 hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard and airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system, intercom and emergency pull cord. Doors lead to the bedroom, living room and shower room.

LIVING ROOM

A spacious room with floor to ceiling double glazed window. Modern feature fireplace, TV & Phone points, door leads to the kitchen.

KITCHEN

With a double glazed window. Excellent range of pale wood effect fitted wall and base units with contrasting laminate worktops and incorporating a stainless steel inset sink unit. Integrated appliances include; a four-ringed hob with stainless steel chimney extractor hood over, high level oven and concealed fridge and freezer.

DOUBLE BEDROOM

Double glazed window. Fitted double wardrobe, TV and phone point.

SHOWER ROOM

A white suite comprising; double length shower cubicle, WC, vanity unit with inset wash hand basin, cupboards below and mirror above.

PARKING

Car parking is available with a yearly permit at a charge of around £250 per annum.

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: £2,924.06 per annum (for financial year ending 31/03/2025)

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).

LEASE

Lease Length: 125 years from the 1st January 2011

Ground Rent: £425 per annum

Ground Rent Review: 1st January 2032

Managed by: McCarthy and Stone Management Services

ADDITIONAL INFORMATION & SERVICES

- Superfast 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.

