

5 Lambbrook Court

Gloucester Road, Bath, BA1 8AZ



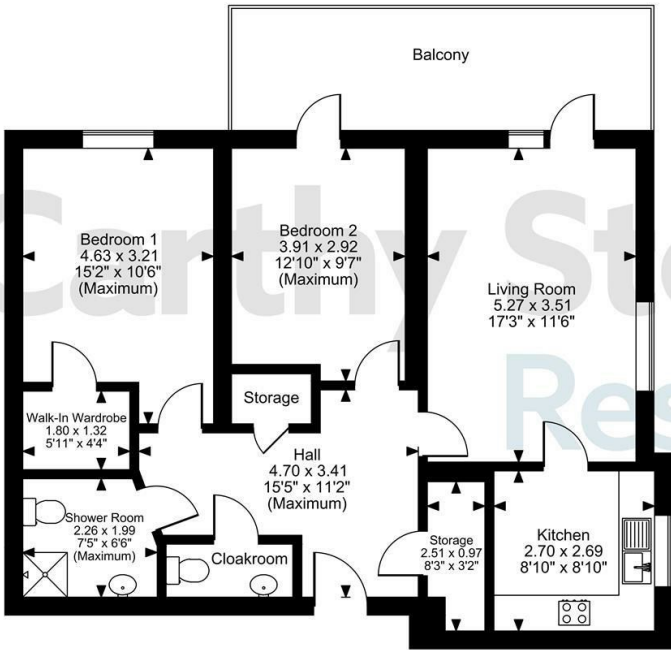
Asking price £490,000 Leasehold

Very well presented ground floor, two bedroom apartment with a lovely South Westerly outlook from the balcony over the communal gardens.
On Site Bistro *Pet Friendly* *Energy Efficient*

Call us on 0345 556 4104 to find out more.

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

Lambbrook Court, Gloucester Road, Bath
Approximate Gross Internal Area
865 Sq Ft/80 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: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(69-80) C		
(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	

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Lambrook Court, Gloucester Road, Larkhall, Bath

Lambrook Court

Constructed in 2018 Lambrook Court is a stunning development by multi award-winning retirement specialist McCarthy Stone. A 'Retirement Living Plus' development designed for independent living for those aged over 70 years Lambrook Court offers 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 lounge leading onto a raised deck, Bistro with a fantastic, varied and inexpensive menu, laundry, scooter store and landscaped gardens.

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 per night applies. It is so easy to make new friends and to lead a busy and fulfilled life at Lambrook Court with a 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 home owners tend to 'dip in and out' of activities as they wish.

The Local Area

Lambrook Court boasts an enviable location in beautiful and historic Bath, a world-renowned Spa Town and the only one in the UK to have the whole Town granted World Heritage Site status. 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.

No.5

This luxury, South Westerly facing two bedroom apartment, is located on the ground floor of this 'flagship' development and is presented in excellent condition. There is a large balcony accessed via both the living room and bedroom two and the modern well-equipped kitchen comes fitted with a range of integrated appliances. Both bedrooms are of a double size and the master includes a walk in wardrobe. The modern shower room has a level access shower and there is also a separate cloakroom.

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, plus there is a further storage cupboard. A feature glazed panelled door leads in to the living room.

Cloakroom

WC, vanity unit with inset wash hand basin with cupboard below and illuminated mirror above.

Living Room

A spacious, dual aspect room with double glazed patio door with matching side panel opening on to the balcony, there is a further large window to the side elevation. A feature glazed panelled door leads to the kitchen.

Balcony

Accessed via both the living room and second bedroom, this generous size balcony offers a lovely place to sit and relax with a South Westerly aspect overlooking the landscaped communal gardens

Kitchen

With a double-glazed window. Excellent contemporary styled fitted kitchen with soft-white 'gloss' fitted wall and base units with contrasting laminate worktops and matching up-stands incorporating a stainless steel inset sink unit. Integrated appliances include; a Neff halogen hob with stainless steel chimney extractor hood over and modern glass splashback, Neff single oven with matching microwave above, and concealed fridge and freezer. Ceiling spot light fitting and plank effect flooring.

Master Bedroom

A lovely well-proportioned double bedroom. Double glazed window, large walk-in wardrobe with auto-light, ample hanging space, shelving and drawer unit. Emergency pull cord.

Bedroom Two

Of a double size with a double glazed patio door opening on to the balcony. Emergency pull cord.

Shower Room

Modern white suite comprising; Walk-in level access shower enclosure with both raindrop and traditional (adjustable) shower heads, a back-to-the-wall WC with concealed cistern, vanity wash-hand basin with under sink cupboards worktop over and mirror-fronted bathroom cabinet with integrated light. Heated ladder radiator, emergency pull cord, ceiling spot light fitting, extensively tiled walls and vinyl flooring.

Parking

No.5 has its own allocated parking space.

Additional Information & Services

- SuperFast Broadband available
- Mains water and electricity
- Underfloor electric room heating
- Mains drainage

Service Charge

What your service charge pays for:

- Estate Manager who ensures the development runs smoothly
- CQC Registered care staff on-site 24/7 for your peace of mind
- 1 hour cleaning / domestic assistance per week, per apartment
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems

2 Bed | £490,000

- Maintaining lifts
- Heating and lighting in communal areas
- The running costs of the onsite restaurant
- Cleaning of communal areas daily
- Cleaning of windows
- Maintenance of the landscaped gardens and grounds
- Repairs & maintenance to the interior 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 Estate Manager.

Service Charge: £13,235.93 per annum (for financial year ending 30/06/2025).

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

Leasehold 999 Years from June 2017
Ground Rent £495 per annum
Ground rent review date: June 2032

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.

