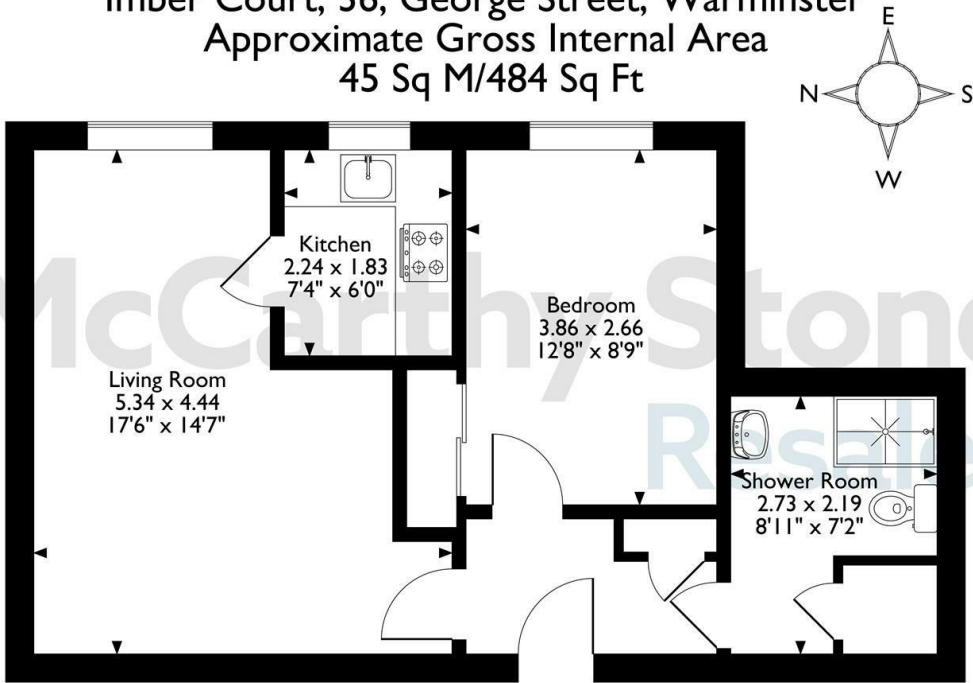


Imber Court, 36, George Street, Warminster  
Approximate Gross Internal Area  
45 Sq M/484 Sq Ft



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) <b>A</b>		
(81-91) <b>B</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.



## 36 Imber Court

George Street, Warminster, BA12 8FY

PRICE  
REDUCED



PRICE REDUCTION

Asking price £75,000 Leasehold

Very well presented, first floor, one bedroom retirement apartment, situated within close reach of the lift that serves all floors.

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

Call us on 0345 556 4104 to find out more.

# Imber Court, George Street, Warminster,

## Imber Court

Located on the First Floor of Imber Court, a sought-after retirement development for those aged 60 years and over, this one bedroom apartment provides economical and 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 small charge 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.

## 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 Hallway

The front door has a letter-box and security spy-hole, within the hallway is an electric panel heater, emergency pull cord, the intercom entry system which is linked visually (by resident's TV tuning) and verbally to the main development entrance ensuring no unwanted visitors, a built-in store cupboard and further large walk-in store/airing cupboard housing Gledhill boiler supplying domestic hot water.

## Living Room

Double glazed window. Modern wall mounted electric fire,



McCarthy Stone

electric panel radiator, telephone and TV points and ample plug sockets. A part glazed panelled door leads into kitchen.

## Kitchen

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.

## Double Bedroom

Double bedroom with double-glazed window. Telephone and TV points, electric panel heater and a built-in wardrobe with hanging rails, shelving and mirror-fronted sliding doors.

## Shower Room

White suite comprising; 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, emergency pull cord.

## Car Parking (Permit Scheme)

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

## Additional Information & Services

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

## 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



McCarthy Stone

# 1 Bed | £75,000

- 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: £2,991.89 per annum (up to financial year end 31/03/2026).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to . (Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

## Lease Information

Lease Length: 125 years from the 1st January 2011  
Ground Rent: £425 per annum  
Ground Rent Review Date: January 2032

Managed by: McCarthy and Stone Management Services

## 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 .

- 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.



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