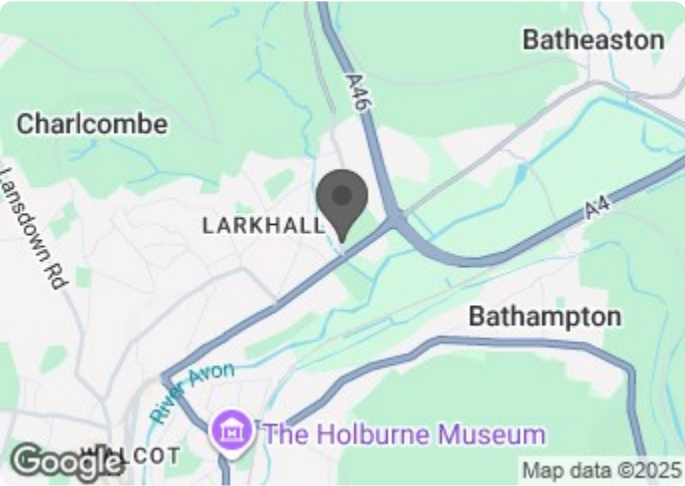


Council Tax Band: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(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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32 Lambrook Court

Gloucester Road, Bath, BA1 8AZ



Asking price £499,950 Leasehold

Second floor (no apartment directly above), two bedroom retirement apartment. South Westerly aspect with walk out balcony overlooking the landscaped communal gardens. Allocated parking space.

On Site Bistro *Pet Friendly* *Energy Efficient*

Call us on 0345 556 4104 to find out more.

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

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.32
Located on the second floor, with no apartment directly above, this two double bedroom apartment has a lovely outlook over the landscaped communal gardens. The modern kitchen is well equipped with integrated appliances and the dual aspect living room has access out on to a south westerly facing balcony overlooking the gardens. Both bedrooms are of a double size and the master bedroom has a walk in wardrobe. Along with the main shower room, there is an additional cloakroom and a walk in utility/store.

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 utility cupboard with light and shelving houses the Gledhill cylinder supplying hot water along with the concealed heat exchange system for economic heat recovery. 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
Offering 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 window. Emergency pull cord.

Shower Room
Modern white suite comprising; Walk-in level access shower with both raindrop and 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.32 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
- Maintaining lifts



2 Bed | £499,950

- 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: £14,242.73 per annum (for financial year ending 30/06/2026).

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.

