

# DAVIS & LATCHAM ESTATE AGENTS

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- Comfortable well appointed First Floor Apartment
- Communal Entrance Hall with Lift to all floors
- Well Equipped Kitchen
- Sealed-unit Double Glazing
- Spacious Residents' Lounge & Laundry Room
- Town Centre Retirement Development
- Light & Airy Sitting/Dining Room
- 2 Double Bedrooms & Fully-tiled Shower Room
- Electric Heating
- Experienced On-Site House Manager



**34 Imber Court, George Street, Warminster, Wiltshire, BA12 8FY**

**£220,000**



A comfortable and well appointed first floor apartment in this popular purpose-built town centre retirement development. Communal Entrance Hall with Lift to all floors, Individual Entrance Hall, 2 Double Bedrooms & Fully-tiled Shower Room, Comfortable Light & Airy Sitting/Dining Room, Well Equipped Kitchen, Sealed-unit Double Glazing & Electric Heating, Spacious Residents' Lounge & Laundry Room, Experienced On-Site House Manager.

## Accommodation

**THE PROPERTY** is a comfortable well-appointed light and airy First Floor apartment located at Imber Court, a purpose-built McCarthy & Stone retirement development with well-lit communal hallways where all floors are served by lifts and stairways, and state-of-the-art safety & security systems are linked to an experienced House Manager responsible for overseeing the smooth day-to-day running of the building. An out-of-hours careline service provides peace of mind when the House Manager is off duty. With the over-60's in mind the thoughtfully planned easily run accommodation benefits from sealed-unit double glazing together with energy efficient Electric heating whilst power points are all at a comfortable waist height. Facilities include a Laundry, Library and Games Room together with a spacious communal Resident's Lounge overlooking the attractive landscaped Gardens whilst a twin-bedded Guest suite is also available by arrangement for visiting friends and relatives. Immediately available with no associated sale chain this is a rare opportunity to acquire a delightful light and airy First Floor apartment hence the Agents recommend an early accompanied internal inspection in order to avoid disappointment.

## LOCATION

conveniently just a leisurely stroll from the bustling town centre with 3 supermarkets - including a Waitrose store and a nearby Morrisons, together with a host of independent shops. Warminster has a wide range of other amenities which include a theatre and library, clinics and hospital, a beautiful town park and leisure gardens and railway station. Rail users enjoy regular services to Salisbury, and then direct to London Waterloo, and to Bath with a direct line on to South Wales, whilst the town is also well served by buses. Other main centres in the area including Frome, Westbury, Trowbridge, Bath and Salisbury are all easily accessible by car, bus or train whilst Bristol, Bournemouth and Southampton Airports are each about an hour by road.

## ACCOMMODATION

Sheltered Porch Area with secure entryphone access system linked to the apartment, a Spacious Ground Floor Residents' Lounge Area - see photograph below, whilst the Manager's Office and Laundry are all conveniently closeby and an Inner Hall provides access to Lifts to all floors.

Communal First Floor Hall with individual front door leading into the apartment.

**Private Inner Hall** with electric door bell, entryphone/intercom, temperature thermostat, smoke alarm sensor and cupboard housing electrical fusegear and meter, and further cupboard housing pressurised hot water tank together with Vent-Axia multi-vent air extractor.

From the Hall a glazed door leads into:

**Light & Airy Sitting/Dining Room** 22' 10" x 10' 10" (6.95m x 3.30m) having Dining Area at one end, a very pleasant Room with electric fire and decorative surround creating a focal point, Satellite/T.V. aerial point, telephone point, electric panel heater and Dining Area with deep window overlooking the gardens, ample space for dining table & chairs and glazed door leading into the Kitchen.

**Well Equipped Kitchen** 7' 5" x 7' 5" (2.26m x 2.26m) having window ensuring plenty of natural light and ventilation and postformed worksurfaces, inset single drainer sink, drawer & cupboard space, complementary tiling and matching overhead cupboards, ample power points, built-in Electric Oven with Grill, inset ceramic Electric Hob with Filter Hood above, integrated Fridge and Freezer, strip lighting and ceramic tiled flooring.

**Bedroom One** 17' 2" x 9' 6" (5.23m x 2.89m) a spacious double room having mirror-fronted wardrobe cupboard, telephone point, T.V. aerial point, and electric panel heater.

**Bedroom Two** 17' 7" x 9' 1" (5.36m x 2.77m) also a double room having T.V. aerial point and electric panel heater.

**Fully-tiled Shower Room** having White suite comprising glazed walk in shower with thermostatic controls, vanity hand basin with built-in cupboard under, low level W.C, complementary wall and floor tiling, electric towel rail, fan heater, shaver/light fitting and extractor fan.

## OUTSIDE

**Parking** A limited number of resident's parking spaces are available at an additional charge, by arrangement with the House manager whilst there is also a Charging Bay for Mobility Scooters.

**The approach to the building** is attractively laid to lawn and well tended landscaped borders stocked with groundcover plants, ornamental shrubs and a sizeable paved sun terrace with benches.

**Services** We understand Mains Water, Drainage & Electricity are connected to the property.

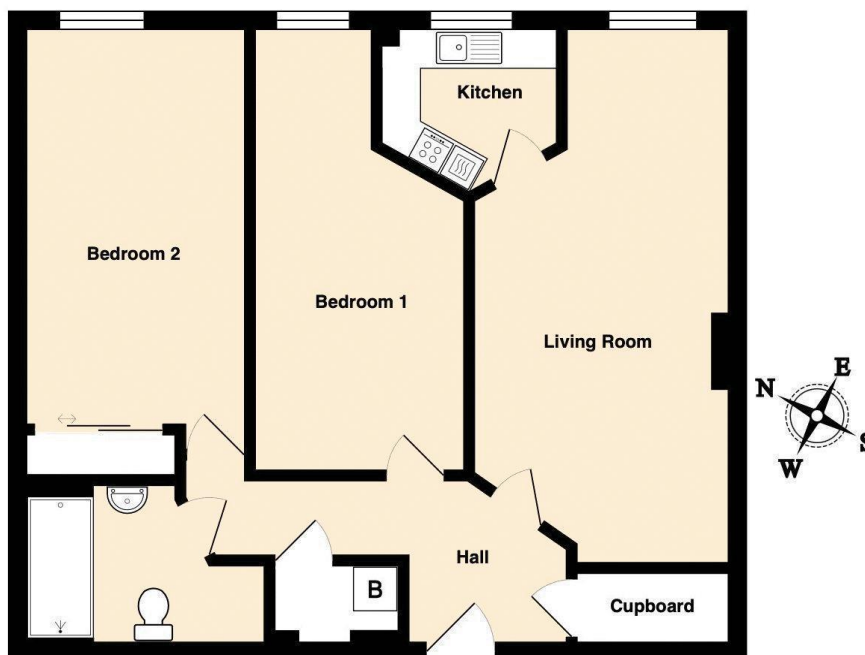
**Tenure** Leasehold with vacant possession. The property is held on a 125 year lease which commenced in February 2011 and is subject to an annually reviewable Service Charge of 12 monthly instalments of £365.51 for the year ending 31st March 2025. This covers provision of the House Manager and communal facilities, redecoration of communal areas, external maintenance, Gardening and also includes Buildings Insurance, Water Rates and external window cleaning.

**Ground Rent** £495.00 per annum payable in two six-monthly instalments.

**Rating Band** "C"

**EPC URL** <https://find-energy-certificate.service.gov.uk/energy-certificate/0101-4444-0002-1625-1906>

**NOTE** It will be necessary for purchasers to attend a brief interview prior to finalising their purchase.



**FLOORPLAN FOR IDENTIFICATION PURPOSES ONLY – NOT TO SCALE**

**VIEWING**

By prior appointment through  
DAVIS & LATCHAM,  
43 Market Place  
Warminster  
Wiltshire  
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Website - [www.davislatcham.co.uk](http://www.davislatcham.co.uk)  
E-mail - [homes@davislatcham.co.uk](mailto:homes@davislatcham.co.uk)

**PLEASE NOTE**

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**MONEY LAUNDERING REGULATIONS 2003** intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

## Energy performance certificate (EPC)

|   |               |                     |                          |
|---|---------------|---------------------|--------------------------|
| 34 Imber Court<br>George Street<br>WARMINSTER<br>BA12 8FY | Energy rating | Valid until:        | 28 May 2034              |
|   | <b>B</b>      | Certificate number: | 0101-4444-0002-1625-1906 |

|                  |                  |
|------------------|------------------|
| Property type    | Mid-floor flat   |
| Total floor area | 76 square metres |

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy rating and score

This property's energy rating is B. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 81 B    | 85 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |