Excellent

Trustpilot

McCarthy & Stone
Resales.







6 Lambrook Court

Gloucester Road, Larkhall, Bath, BA1 8AZ

1 | 1 | Council Tax Band: C

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 6 Lambrook Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £315,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Ground Floor Apartment - Short Walk To Developments Amenities
- South/West Facing Walk Out Balcony Overlooking Gardens
- Well Equipped Kitchen With Integrated Appliances
- Double Bedroom With Fitted Wardrobe
- On Site Bistro Serving Lunch & Snacks
- Homeowners Lounge Where Social Events Take Place
- 24/7 On Site Estates Team
- Landscaped Communal Gardens
- Guest Suite Available For Visiting Friends & Family
- 1 Hour Domestic Assistance Included Within Service Charge - Tailored Care Packages Available

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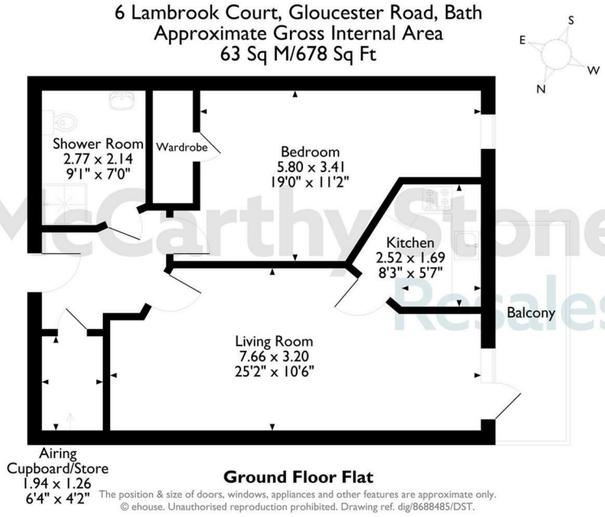
Resales.

Trustpilot Rated Excellent

6 Lambrook Court, Gloucester Road, Bath
Approximate Gross Internal Area
63 Sq M/678 Sq Ft



Ground Floor Flat

The position & size of doors, windows, appliances and other features are approximate only.
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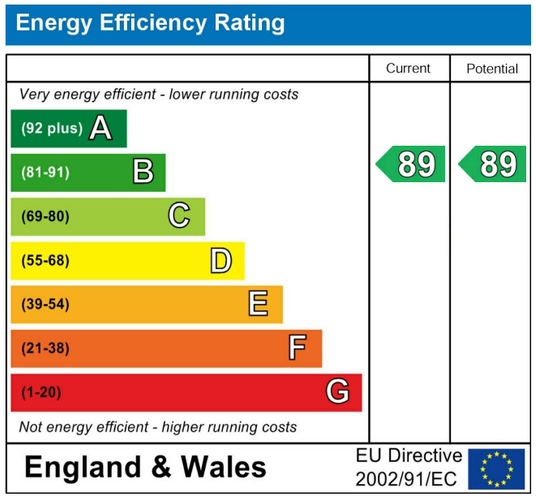

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McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman

6 Lambrook Court, Bath

1 | 1 | Asking price £315,000

Lambrook Court
Constructed in 2017, Lambrook Court is a stunning development by award-winning retirement specialist McCarthy and Stone. A 'Retirement Living Plus' development designed for independent living for those aged over 70 years with 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's lounge leading onto a raised deck, Bistro offering an excellent, varied and inexpensive menu, laundry, scooter store and landscaped gardens.
In addition to the excellent underfloor heating within the apartments, there is an economic heat recovery (heat exchange) system utilising the hot air generated within the property and recirculating the heat back into the principal rooms.

Homeowners also benefit from extensive domestic and care packages being available to suit individual needs and budgets, one hour of domestic assistance is included within the service charge. 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; there is a list of regular activities to choose from. Often these include; coffee mornings, film nights, art groups, 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 can 'dip in and out' of activities as they wish.

The Local Area
Lambrook Court boasts an enviable location in the beautiful and historic city of Bath. 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.

6 Lambrook Court
This beautifully presented ground floor apartment enjoys a desirable South/Westerly aspect, with a lovely walk-out balcony overlooking the attractively landscaped communal gardens – the perfect spot to relax and enjoy the afternoon sunshine.

The spacious living room provides a welcoming space to relax and entertain, with direct access onto the balcony. A modern feature fireplace with an inset electric fire creates an attractive focal point, adding warmth and character to the room. The well-equipped kitchen offers a range of integrated appliances, providing both style and practicality.

The generous double bedroom benefits from a fitted wardrobe, while the contemporary bathroom is fitted with a convenient level-access shower. Further useful storage is provided by a walk-in utility/store cupboard, conveniently located off the entrance hall.

Ideally positioned within a short, level walk of the development's excellent facilities, including the homeowners' lounge, restaurant, laundry room and scooter store, this attractive apartment offers comfortable and convenient retirement living.

Additional Information & Services
• Gfast Fibre Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage

Social Lifestyle
The Communal Lounge is at the heart of the community at Lambrook Court and is where the majority of social gatherings take place. Regular activities include; coffee mornings and afternoons, games nights, Chair Yoga, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

The Bistro
Serving everyday classics and tempting treats, the subsidised chef-run restaurant at Lambrook Court serve freshly prepared food all year round. Perfect for those days when you don't feel like cooking or when guests come to visit. Take a look at our sample menu to see the delicious meals on offer - all at incredibly low prices.

Landscaped Gardens
The communal lounge opens onto beautiful, landscaped gardens with seated patio areas, offering a scenic place to relax and chat with friends, particularly in the summer months. All communal areas are maintained by Your McCarthy Stone, so you can relax and enjoy them with new found friends.

Care & Support
The personal care services available at Lambrook Court can help you do more of the things you love and enjoy peace of mind when you need a helping hand. You'll get to know the dedicated CQC registered care and support team who are onsite each day, led by our wonderful Estates Manager. They can assist with anything from changing your bed and doing your laundry, to escorting you to appointments and helping you get washed and dressed ready for the day. What's more, the services are flexible, so you can tailor your care package to suit your needs - just speak with the Estates Manager who will be happy to help organise a care package ready for when you move in.

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.

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
• 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.

The service charge is £10,839.32 per annum (for financial year ending 30/06/2027).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Leasehold
Leasehold 999 Years from June 2017
Ground rent £435 per annum
Ground rent review date: June 2032





