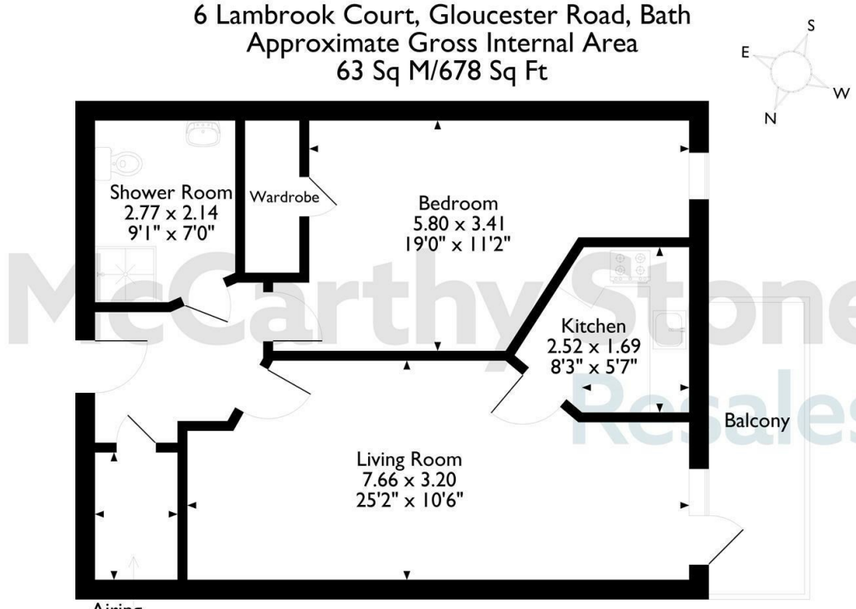
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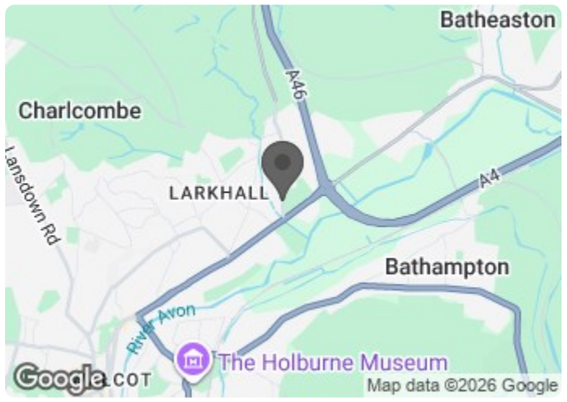
6 Lambrook Court, Gloucester Road, Bath
Approximate Gross Internal Area
63 Sq M/678 Sq Ft

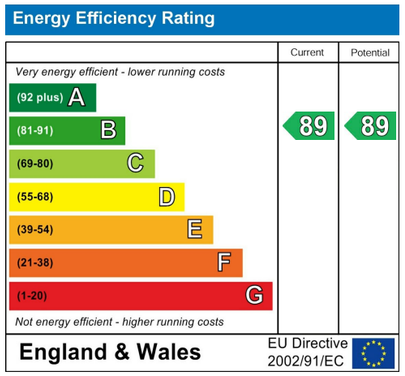


Ground Floor Flat

The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: C





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The Property Ombudsman

McCarthy Stone
Resales

6 Lambrook Court

Gloucester Road, Larkhall, Bath, BA1 8AZ







Asking price £330,000 Leasehold

Beautifully presented, ground floor, one bedroom retirement apartment with walk out balcony overlooking the landscaped communal gardens. Short, level walk to the developments amenities.
On Site Bistro *Energy Efficient* *Pet Friendly*

Call us on 0345 556 4104 to find out more.

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

Lambrook Court, Gloucester Road, Larkhall, Bath

1 Bed | £330,000

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.

No.6
This beautifully presented, ground floor apartment offers a South/Westerly facing walk out balcony overlooking the landscaped communal gardens, and is located within a short, level walk to the homeowners lounge, restaurant, laundry room and scooter store. The living room is of a good size and opens to the walk out balcony. The kitchen is well equipped and has various integrated appliances, the double bedroom benefits from a fitted wardrobe and the bathroom has a level access shower.

Entrance Hall
Entered via a solid Oak-veneered entrance door with spy-hole. Wall mounted security intercom system providing both a visual (via the home-owner's TV) and verbal link to the main development entrance door, along with a wall mounted panel providing emergency access to a 24 hour careline. A useful walk in utility cupboard with light and shelving houses the Gledhill water cylinder supplying hot water and concealed Vent Axia system. A feature glazed panelled door leads in to the living room.

Living Room
A welcoming room with a double glazed window and a double glazed French door opening on to the walk out balcony. A modern feature fireplace with inset electric fire creates a focal point.

Balcony
With a South/Westerly aspect overlooking the landscaped communal gardens, this is a lovely place to sit out and relax.

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

Double Bedroom
A lovely well-proportioned double bedroom with a double glazed window and fitted wardrobe.

Bathroom
Modern white suite comprising; level access walk-in shower, a back-to-the-wall WC with concealed cistern, vanity unit with inset wash basin, cupboards below and to the side, and light up mirrored medicine cabinet above. Heated ladder radiator, emergency pull cord, ceiling spot light fitting, extensively tiled walls and vinyl flooring.

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

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

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.





