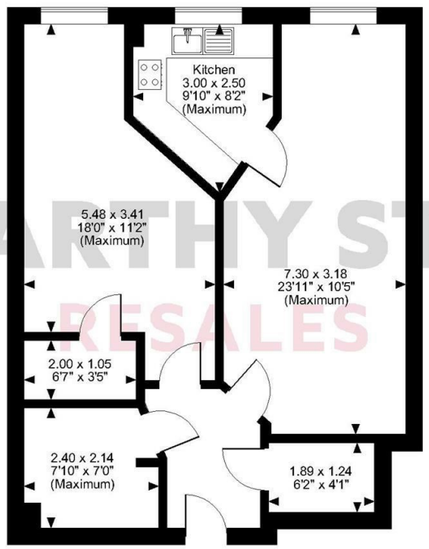
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Resales

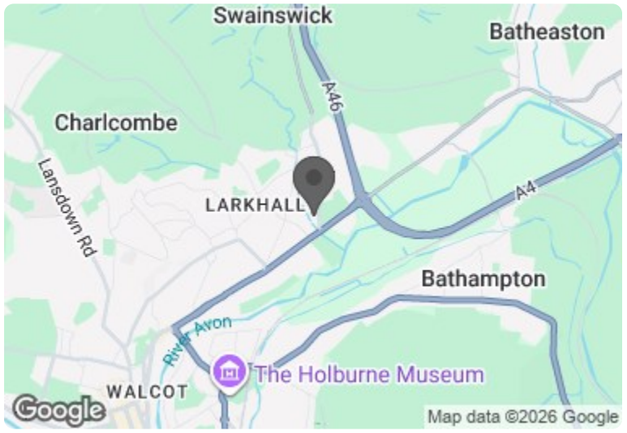
Lambrook Court, GloucesterRoad, Bath
Approximate Gross Internal Area
641 Sq Ft/60 Sq M

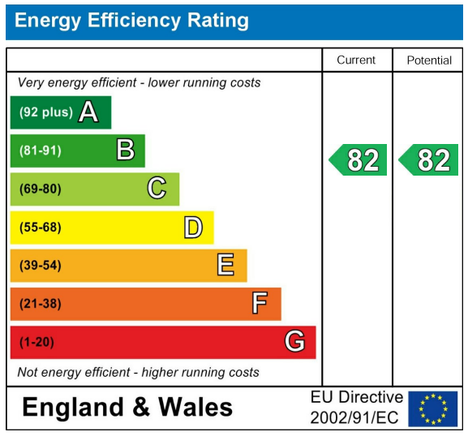


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Council Tax Band: C





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The Property Ombudsman

McCarthy Stone
Resales

45 Lambrook Court

Gloucester Road, Larkhall, Bath, BA1 8AZ

PRICE REDUCED







PRICE REDUCTION

Offers in the region of £265,000 Leasehold

Located on the top floor, this beautifully presented, one bedroom retirement apartment offers lovely views over the landscaped communal gardens.
On Site Bistro *Pet Friendly* *Energy Efficient*

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Lambrook Court, Gloucester Road, Larkhall,

1 Bed | £265,000

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.

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, 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 & Cafes.

Entrance Hall
Security intercom system that provides a verbal link to the main development entrance door. Emergency pull cord, useful walk-in boiler cupboard with light, shelving and housing the Gledhill boiler supplying hot water. Doors leading to the bedroom, wetroom, and a feature glazed panelled door leads to the living room.

Living Room
A very cozy and welcoming room. with a double glazed window. TV, telephone, and power points. Two ceiling lights. A feature glazed panelled door leads to the kitchen.

Kitchen
With an electrically operated 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 hob with stainless steel chimney extractor hood over and modern glass splashback, Neff waist-level oven with tilt and slide door, matching microwave over, and concealed fridge and freezer. Ceiling spot light fitting and plank effect flooring.

Double Bedroom
A lovely well-proportioned double bedroom. Double glazed window. TV and power points. Door to built in wardrobe.

Shower Room
Modern white suite comprising; a back-to-the-wall WC with concealed cistern, pedestal wash-basin with mirror having integrated light. large shower cubicle with glazed door. Heated ladder radiator, emergency pull cord, ceiling spot light fitting, extensively tiled walls and vinyl flooring.

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.

Lease Information
Leasehold 999 Years from 2017
Ground Rent £435 per annum.
Ground rent review: 06/01/2032

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 .

• 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.

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.

PRICE REDUCED













