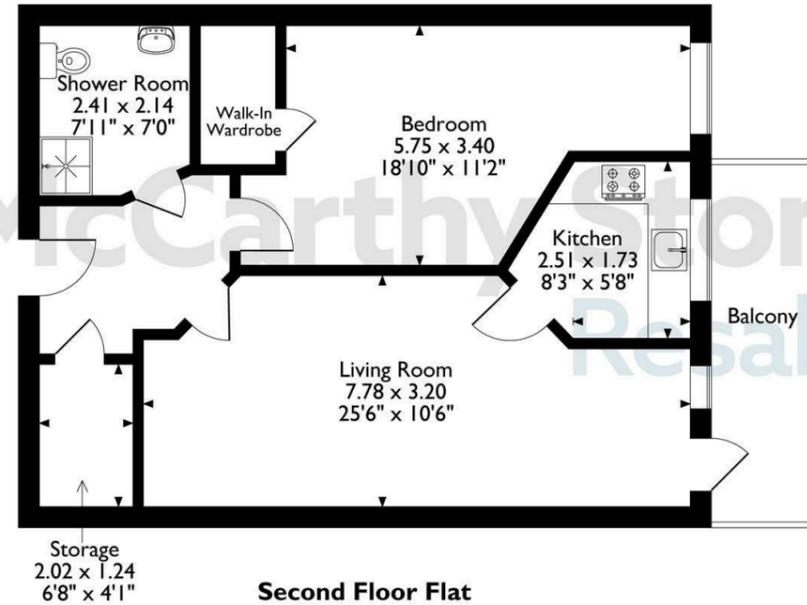
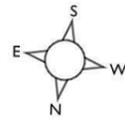


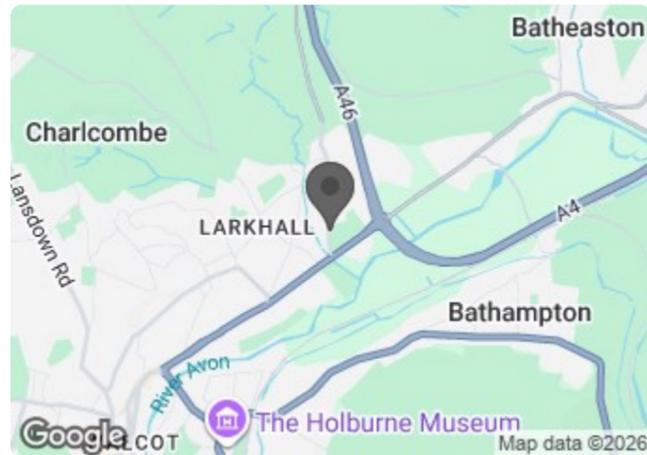
34 Lambrook Court, Gloucester Road, Bath  
Approximate Gross Internal Area  
63 Sq M/678 Sq Ft



**Second Floor Flat**

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>90</b>	<b>90</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## 34 Lambrook Court

Gloucester Road, Bath, BA1 8AZ



**Asking price £290,000 Leasehold**

Beautifully presented second floor retirement apartment with walk out balcony overlooking the landscaped communal gardens.

\*On Site Bistro\* \*Energy Efficient\* \*Pet Friendly\*

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



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# Lambrook Court, Gloucester Road, Larkhall, Bath, BA1 8AZ

## 1 Bed | £290,000

### 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.

There are lovely communal landscaped gardens around the development. 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. There is also a communal laundry room with self service washing machines and tumble dryer.

### 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.34

Located on the second floor, and within close proximity to the lift that serves all floors, is this well presented retirement apartment. A walk out balcony overlooking the gardens and beyond is accessed from the generous size living room, the kitchen is also accessed from the living room and is well equipped with integrated appliances. From the entrance hall, a door opens to the double bedroom with walk in wardrobe, and bathroom with walk in shower.

### Entrance Hall

Having a solid Oak-veneered entrance door with spy-hole. Wall mounted security intercom system providing a verbal link to the main development entrance door, along with an emergency pull cord. Useful walk-in cupboard with light, shelving and housing the Gledhill water cylinder supplying hot water, along with the concealed heat exchange system for economic heat recovery.

### Living Room

A welcoming room with a double glazed window and a double glazed French door leading to a balcony. A feature glazed panelled door leads to the kitchen.

### Balcony

With a south/westerly aspect and overlooking the gardens, stream and beyond, this is a lovely place to sit out and relax.

### 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, matching microwave oven, and concealed fridge and freezer. Ceiling spot light fitting and plank effect flooring.

### Double Bedroom

A lovely well-proportioned double bedroom. Double glazed window and walk-in wardrobe.

### Shower Room

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

### Service Charge

What your service charge pays for:

- House Manager who ensures the development runs smoothly
- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in 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 House Manager.

Service Charge: £10,833.78 per annum (up to financial year end 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).

### Leasehold

Leasehold 999 Years from June 2017  
Ground Rent £425 per annum  
Ground Rent Review Date June 2032

### Additional Information & Services

- Fast & Superfast 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.

### 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.

