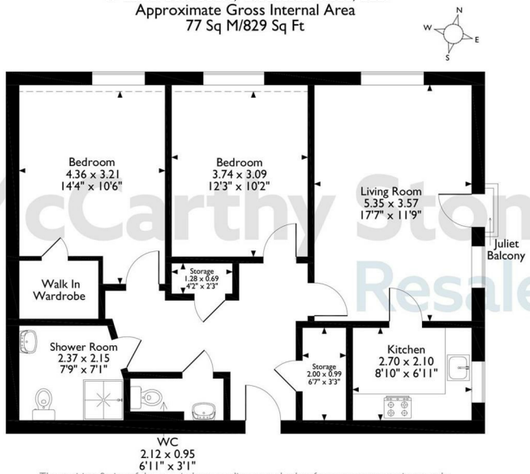
Excellent

Trustpilot

McCarthy & Stone
Resales.

49 Lambrook Court, Gloucester Road, Bath
Approximate Gross Internal Area
77 Sq M/829 Sq Ft



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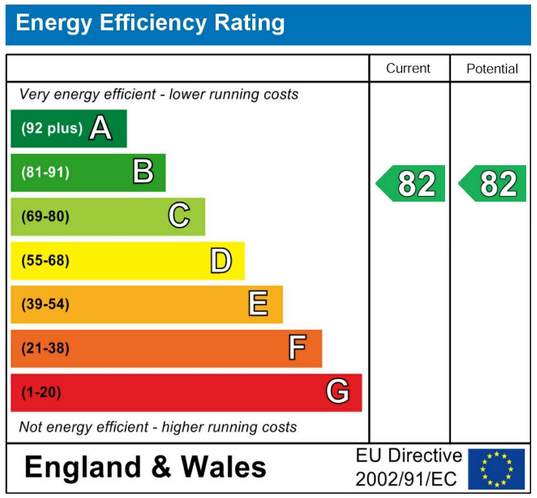

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties 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. 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, wasted time or travel expenses. The details contained within this brochure 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.

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

49 Lambrook Court

Gloucester Road, Bath, BA1 8AZ

2 | 1 | Council Tax Band: D

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 49 Lambrook Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £399,995
Leasehold

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

Why you'll love living here:

- Top Floor Apartment With Juliet Balcony & Allocated Parking
- Modern Kitchen With Integrated Appliances
- Two Double Bedrooms
- Modern Shower Room With Level Access Shower, Plus Separate Cloakroom
- On Site Bistro Serving Meals & Snacks
- Homeowners Lounge Where Social Events Take Place
- Landscaped Communal Gardens
- 24/7 Staffing & Registered Estates Manager
- 24/7 Careline & Secure Entry System
- Mobility Scooter Store & Laundry Room

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

49 Lambrook Court, Bath

2 | 1 | Asking price £399,995

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.

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.49
Located on the top floor, and nearby to the lift that serves all floors, this two bedroom apartment is very well presented and offers a generous size dual aspect living room with Juliet balcony and well equipped kitchen with integrated appliances. Both bedrooms are of a double size and the master bedroom has a walk in wardrobe. The modern shower room has a walk in shower and there is a further guests WC.

Entrance Hall
A roomy hallway entered via a solid Oak-veneered entrance door with spy-hole. A security intercom system provides both a visual (via the home-owner's TV) and verbal link to the main development entrance door. A wall mounted panel provides emergency access to a 24 hour careline. A useful walk-in boiler cupboard with light and shelving houses the Gledhill boiler supplying hot water and concealed Vent Axia system for economic heat recovery, plus there is a further storage cupboard. A feature glazed panelled door leads in to the living room.

Cloakroom
WC, vanity unit with inset wash hand basin with cupboard below and illuminated mirror above.

Living Room
A spacious, dual aspect room with double glazed door opening to a Juliet balcony. A feature glazed panelled door leads to the kitchen.

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

Master Bedroom
A lovely well-proportioned double bedroom. Double glazed window, walk-in wardrobe with auto-light, ample hanging space, shelving and drawer unit. Emergency pull cord.

Bedroom Two
Of a double size with double glazed window. Could alternatively be used as a study/hobbies room or a separate dining room.

Shower Room
Modern white suite comprising; Walk-in level access shower enclosure with both raindrop and traditional (adjustable) shower heads, a back-to-the-wall WC with concealed cistern, vanity wash-hand basin with under sink cupboards worktop over and mirror-fronted bathroom cabinet with integrated light. Heated ladder radiator, emergency pull cord, ceiling spot light fitting, extensively tiled walls and vinyl flooring.

Parking
No.49 has its own allocated parking space.

Additional Information & Services
- SuperFast Broadband available
- Mains water and electricity
- Underfloor electric room heating
- Mains drainage

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.

Service Charge: £14,242.73 per annum (for financial year ending 30/06/2026).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to .
(Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

Lease
Leasehold 999 Years from June 2017
Ground Rent £495 per annum
Ground rent review date: June 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.