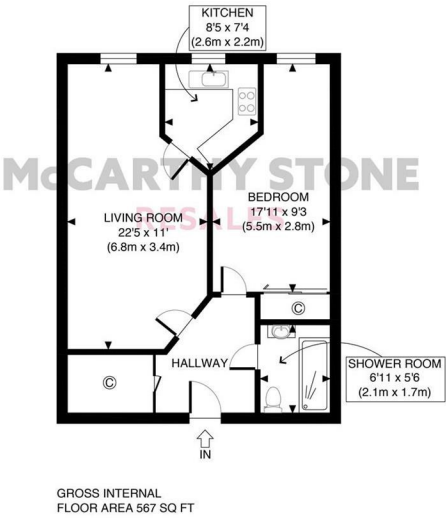
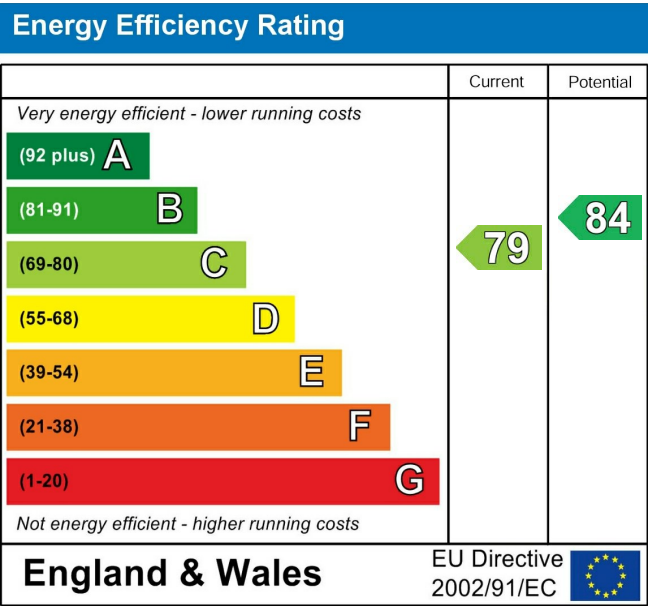




APPROX. GROSS INTERNAL FLOOR AREA 567 SQ FT / 53 SQM	Imber Court
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 21/03/23
	photoplan



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McCarthy & Stone Resales Limited
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Registered in England and Wales No. 10716544



26 Imber Court

George Street, Warminster, BA12 8FY

1 1 Council Tax Band: B

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

Asking price £82,000
Leasehold

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

Why you'll love living here:

- First Floor Retirement Apartment - Lift Access To All Floors
- Spacious Living Room
- Well Equipped Kitchen With Integrated Appliances
- Double Bedroom With Fitted Wardrobe
- Homeowners Lounge Where Social Events Take Place
- Beautiful Landscaped Communal Gardens
- 24-Hour Emergency Call System & Security Entry Systems
- House Manager Oversees The Smooth Running Of The Development
- Guest Suite Available For Visiting Friends & Family
- Laundry Room & Mobility Scooter Store

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

26 Imber Court, Warminster

 1 |  1 | Asking price £82,000

Imber Court
Located on the First Floor of Imber Court, a sought-after retirement development for those aged 60 years and over, this one bedroom apartment provides economical and spacious accommodation for those wishing to enjoy independent living with the peace of mind that is the trademark of any McCarthy Stone retirement development.
Our excellent House Manager is available to oversee the smooth running of the development and all apartments are equipped with a 24-hour emergency call system. The development boasts excellent communal facilities including a homeowners lounge, laundry, scooter store and landscaped gardens. There is also the excellent guest suite widely used by visiting family and friends for which a small charge per night applies. Imber Court offers a friendly community with a varied range of social activities from bingo to quiz's, music nights and coffee mornings. There is also a library, games room and a luggage store.

The Local Area
Award-winning McCarthy Stone completed Imber court in 2011 and the development occupies a favourable position conveniently situated to the Centre of Warminster with an extensive range of shopping and leisure facilities to include library, sports centre, swimming pool, Schools, churches, doctors' and dentists' surgeries, hospital and post office. Warminster also benefits from a main line railway station to London Waterloo whilst the nearby A303 provides excellent road links to London to the east and Exeter to the west. Nearby attractions include Longleat House and safari park, Shearwater Lake, Stourhead and Salisbury plain.

26 Imber Court
Situating on the first floor and conveniently positioned close to the lift, Apartment 26 enjoys the added benefit of having no other apartment above, offering a particularly peaceful and private setting.

The well-proportioned living room provides a welcoming space to relax and features a modern wall-mounted electric fire, creating an attractive focal point. The adjoining kitchen is well equipped with a range of integrated appliances and provides a practical and stylish space for everyday cooking.

The generous double bedroom benefits from a fitted wardrobe, providing excellent storage, while the modern shower room is complemented by a separate walk-in airing cupboard/store, offering additional useful storage space.

East facing, the apartment enjoys a pleasant aspect and is ideally

placed for convenient access to the lift and the wider facilities within Imber Court.

Car Parking
Parking is available at a cost of £250 per annum (subject to availability)

Additional Information & Services

- Superfast 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 Imber Court and is where the majority of social gatherings take place. Regular activities can 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.

Landscaped Gardens
One of the main social hubs of Imber Court is the patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

"The gardens are beautiful all year round and there are plenty of opportunities to spend time together with other neighbours, if you want the interaction." – McCarthy Stone Homeowner

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: £3,100.90 per annum (for financial year ending 31/03/2027)

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).

Lease
Lease Length: 125 years from the 1st January 2011
Ground Rent: £425 per annum
Ground Rent Review: 1st January 2032

Managed by: McCarthy and Stone Management Services
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 that can assist with service charges or living costs.
- 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.

