



**2 Lambrook Court, Gloucester Road, Bath,  
BA1 8AZ**

**Offers In Excess Of £350,000**

An immaculate nearly new ground floor south facing one bedroom 497sqft apartment in this sought after Retirement Plus development on the banks of the Lam Brook. With Larkhall Square shops to one side and the green expanse of Alice Park beyond the Gloucester Rd, this is a well located home with a host of communal amenities and on site resources. Front facing dual aspect sitting room and gleaming modern kitchen with fitted Neff appliances, double bedroom, wet room and hall. Underfloor heating and heat recovery ventilation system. Offered with no chain.

- Ground floor
- 497sqft
- South facing
- Communal facilities
- Immaculate internal condition



## Property Description

### AGENTS NOTES

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 the 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 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.

Service Charge - The service charge includes

- One hour domestic assistance each week
- Cleaning of communal windows and exterior of apartment windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance
- Estates Manager

Leasehold - Leasehold 999 Years from 2017

Ground Rent £435 pa.

Service Charge £585 per month for the last year ending Feb 2019

**ENTRANCE HALL** Panelled front door from communal halls, cloaks area, entry system.

**UTILITY CUPBOARD** Meters and fuseboard, Vent Axia MVHR unit, Gledhill electric boiler.

**WET ROOM** Heated towel rail, handbasin inset into vanity unit, shower area, low level W.C.

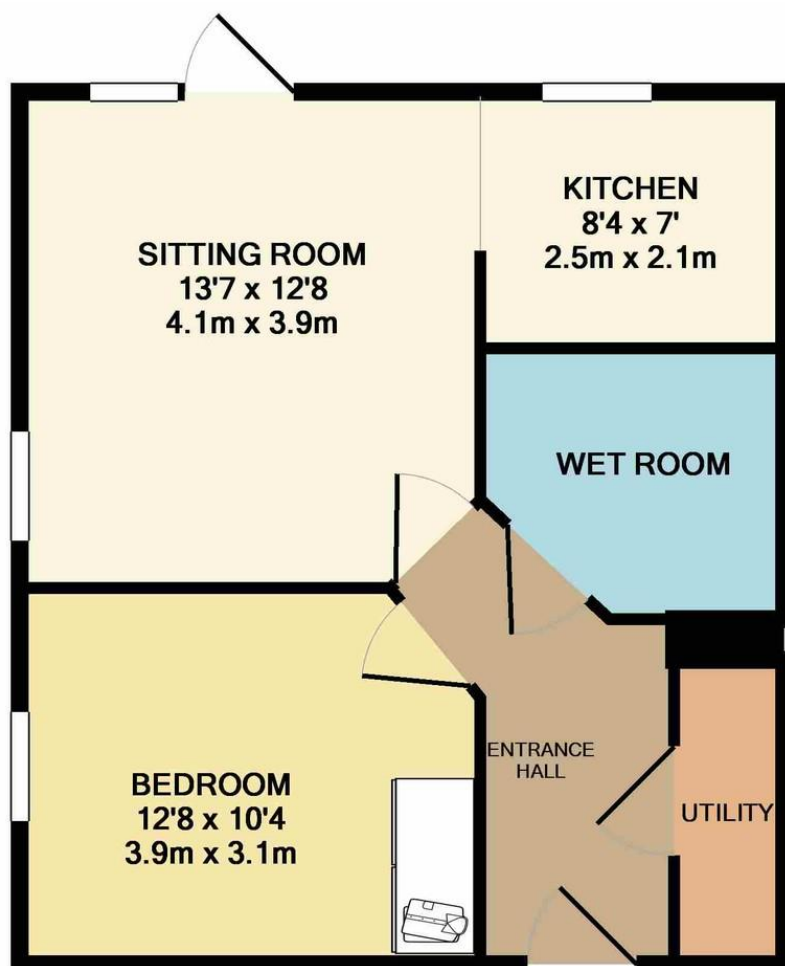
**SITTING ROOM** Double glazed side window, double glazed side lit front door, archway to kitchen.

**KITCHEN** Double glazed front window, base and wall units with worktops and inset sink/drain, inset Neff halogen hob with hood over and oven under, fitted Neff fridge/freezer, fitted Neff microwave.

**BEDROOM** Double glazed side window, fitted double wardrobe.







TOTAL APPROX. FLOOR AREA 497 SQ.FT. (46.2 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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## Contact Details

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## Tenure

Leasehold

## Council Tax Band

B

## Viewing Arrangements

Strictly by appointment

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements