



29 Imber Court George Street, Warminster, BA12 8FY
Asking price £130,000 LEASEHOLD

For further details
please call 0345 556 4104

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Beautifully presented upper floor one bedroom apartment in popular retirement living development convenient to the High Street. keenly priced for a speedy sale.

INTRODUCTION:

This super apartment is very keenly priced to encourage a swift sale and the enduring popularity of Imber Court should ensure this. Occupying a upper floor position yet convenient to the lift service to the excellent communal facilities of the development the apartment overlooks the established homes on Ash Walk and provides for plenty of interest in the daily 'comings and goings'. Presented in excellent order the apartment offers a very comfortable living room, well fitted kitchen equipped with a host of appliances, good sized double bedroom and modern shower room.

Imber Court has been designed and constructed for modern living. The homeowners lounge is a great space for social events and, for added convenience, there is a guest suite for visiting family and friends available for a modest nightly charge. The dedicated House Manager is available to oversee the efficient running of the development and to provide homeowners with day-to-day support. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening, external window cleaning, buildings insurance, water rates, security and energy costs of the homeowners lounge and other communal areas. The apartment also benefits from a camera video entry system for use with a standard TV, and for your peace of mind, 24-Hour emergency call systems, should you require assistance. It is a condition of purchase that residents must meet the age requirement of 60 years or of age.

Imber court was completed in 2011 by multi award-winning McCarthy and Stone and occupies a prominent position with the centre of Warminster, well situated to 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

ENTRANCE HALL:

Solid entrance door with security spy-hole. Within the hallway is an emergency pull cord, the intercom entry system which is linked visually (by resident's TV tuning) and verbally to the main development entrance ensuring no unwanted visitors, electric panel heater, a built-in store cupboard and further large walk-in store/airing cupboard housing Gledhill boiler supplying domestic hot water.

LIVING ROOM:

This bright and welcoming room with a small dining recess. Double-glazed window with a ever-changing outlook to Ash walk below. Focal point fireplace with inset electric fire, electric panel radiator, Telephone and TV points and ample plug sockets. A part glazed panelled door leads into kitchen.

KITCHEN:

Double-glazed window. A modern style kitchen with a range of fitted units in a 'Maple' effect having contrasting laminate worktops and incorporating a stainless steel inset sink unit. Integrated appliances comprise; a four-ringed hob with extractor hood over, waist-level oven and concealed fridge and freezer, under-pelmet lighting and extensively tiled walls and tiled floor.

BEDROOM

An excellent double bedroom extending into a useful recessed area (perfect for dressing table or desk). Double-glazed window, telephone and tv points, plug sockets, an electric panel heater. Built-in wardrobe with hanging rails, shelving and mirror-fronted sliding doors.

SHOWER ROOM

With modern white sanitary ware comprising; close coupled WC, inset vanity wash hand basin with under sink store cupboard and mirror with strip light and shaver point over and double shower cubicle. Electric wall heater, heated towel rail, fully tiled walls, emergency pull cord.

SERVICE CHARGE (Breakdown)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Window Cleaning (outside only)
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Camera door-entry system
- Intruder-alarm system
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please contact your Property Consultant or House Manager.

PARKING PERMIT SCHEME- Subject to availability

The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the on-site Manager on site for availability.

LEASE INFORMATION

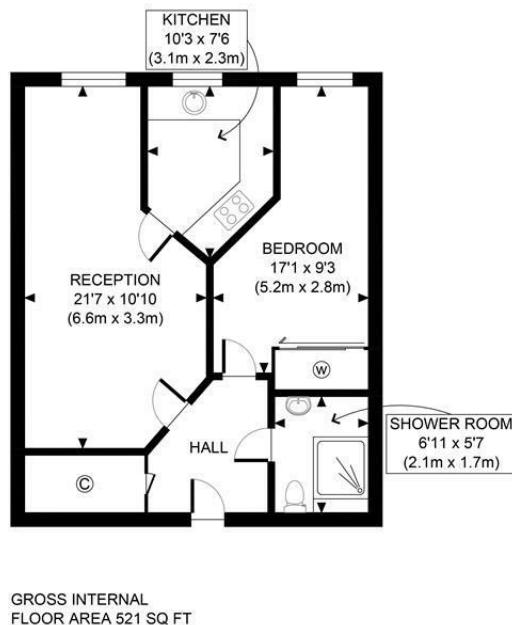
Lease length: 125 years from 2011

Ground rent: £425 per annum

Managed by: McCarthy and Stone Management Services







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	84	84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

APPROX. GROSS INTERNAL FLOOR AREA 521 SQ FT / 48 SQM	Imber Court BA12
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 30/10/20 photoplan

Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email resales@mccarthyandstone.co.uk

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