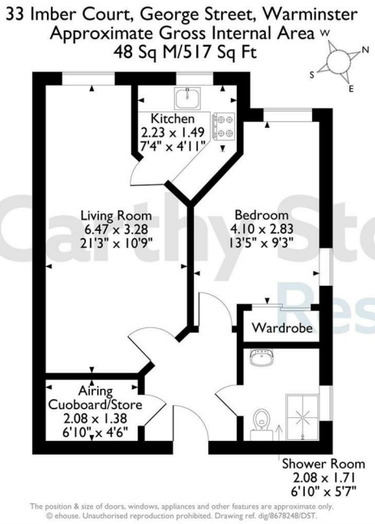
Excellent

Trustpilot

McCarthy & Stone
Resales.

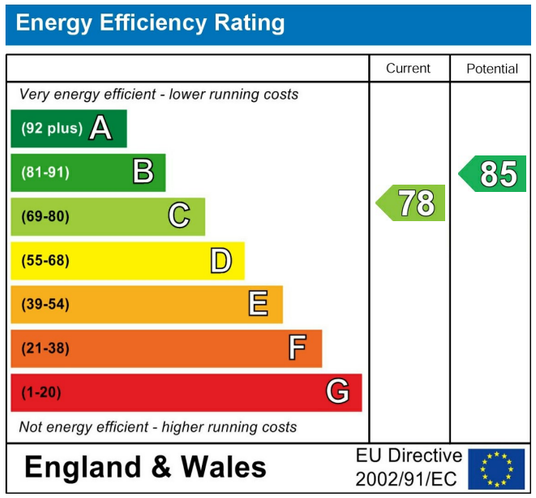
33 Imber Court, George Street, Warminster
Approximate Gross Internal Area
48 Sq M/517 Sq Ft



McCarthy Stone Resales

The position & size of doors, windows, appliances and other features are approximate only.
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Registered in England and Wales No. 10716544

The Property Ombudsman







33 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 33 Imber Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £125,000
Leasehold

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

Why you'll love living here:

- First Floor Apartment - Lift To All Floors
- Spacious Living/Dining Room With Feature Fireplace
- Well Equipped Kitchen With Integrated Appliances
- Double Bedroom With Fitted Wardrobe
- Homeowners Lounge Where Social Events Take Place
- Landscaped Communal Gardens
- Guest Suite Available For Visiting Friends & Family
- Car Parking Available Via Permit Scheme
- 24/7 Careline & Secure Entry System
- Convenient Town Location

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

33 Imber Court, Warminster

1 | 1 | Asking price £125,000

Imber Court

Imber Court is a 'retirement living' development providing an independent living environment exclusively for those over 60 years of age and therefore ensuring there are many like-minded home owners. Imber Court offers the level of freedom needed to maintain your independence for longer in your own home, living retirement to the full. It's so easy to make new friends and to lead a busy and fulfilled life at Imber Court; there are always plenty of regular activities to choose from including; coffee mornings, fitness classes, games and quiz nights, fish and chip supper evenings, themed events and occasional organised trips. Whilst there is something for everyone there is certainly no obligation to participate and home owners can 'dip in and out' of activities as they wish.

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 charge per night applies. There is also a library, games room and a luggage store.

The Local Area

Imber court was completed in 2011 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.

33 Imber Court

Situated on the first floor, this well-presented apartment enjoys a desirable west-facing aspect and is conveniently located close to the lift, which serves all floors. The accommodation comprises a generously proportioned living/dining room, featuring an attractive fireplace with a coal-effect electric fire, creating a welcoming focal point. The well-equipped kitchen benefits from integrated appliances, while the dual aspect double bedroom includes a fitted wardrobe. The apartment also features a shower room and a useful walk-in airing cupboard/store located off the entrance hall, providing valuable additional storage space.

Additional Information & Services

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

Parking

Car parking is available with a yearly permit at a charge of around £250 per annum (subject to availability).

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 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 large 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.

Annual Service Charge: £3,100.90 for the financial year ending 31/03/2027.

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to .

Lease

125 Years from the 1st January 2011
Ground Rent: £495 per annum
Ground Rent Review Date: January 2041

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.













