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Residential Sales



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

An immaculate one bedroom third floor apartment set in a modern retirement development benefiting from great views and all the services offered by a McCarthy Stone village.

Tenure: Leasehold

£300,000

Situation

Larkhall has a thriving village community and offers an excellent array of local amenities which include a good state primary and senior school, a doctors, dental practice and chemist, a national chain supermarket, an award-winning deli, a fabulous hardware store, a green grocers, a butchers, a gourmet takeaway, 2 public houses, local Rondo theatre and a newly opened gastro pub. Alice Park is within close proximity and offers a café, music events, tennis courts as well as good walking routes. There is also an active community centre which offers regular keep fit classes and children's activities.

The World Heritage City of Bath is within a one mile level walk and offers a wonderful array of chain and independent shopping, a fine selection of restaurants cafes and wine bars and many well respected cultural activities which include a world famous music and literary festival, the newly refurbished One Royal Crescent and Holburne Museums and many pre-London shows at The Theatre Royal.

World class sporting facilities are available at nearby Bath Rugby and Cricket Clubs and at Bath University and many excellent state and independent schools are within easy reach.

Communications include a direct line to London Paddington, Bristol and South Wales from Bath Spa Railway Station, The M4 junction 18 is approx. 8 miles to the north via the nearby A46 and Bristol airport is 18 miles to the west.

Agents Note: McCarthy and Stone offer 1 hour a week free cleaning and access to other support, which is paid for, to help around the flat whether it be personal care or help with drug administration or washing or just sorting food out. Both the bedroom and bathroom have alarm cords.

General Information

Services: Water and electric

Heating: Electric under floor heating

Tenure: Leasehold: 999 Years from 2017

Management Company: YourLife Management Services Ltd.

Ground rent: £435 per year

Service Charges: £750 per month to cover building maintenance, lift maintenance and repairs.

Council Tax Band: C

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Description

Number 43 is a well presented elevated apartment offering fine views of Larkhall and countryside. Inside the development there is a manned reception and communal areas, a lift leads to all floors and the apartment itself has a comfortable entrance hall, spacious bedroom and wetroom, open plan living space with a rear aspect dining area. The kitchen has plenty of cupboards and the property is offered with no onward chain.

Accommodation

Communal Entrance Hall – With manned desk. Lift and stairwell up to the 3rd floor where there is a visitors guest suite.

Hallway – Large cupboard – boiler. Secure phone entry system and zoned thermostat for every room.

Wet Room – With low flush WC with concealed cistern, vanity unit with a plinth and an inset wash hand basin with mixer tap. Walk in shower area, thermostatic shower, chrome riser, telephone shower attachment and monsoon shower head. Extractor fan, downlighting and an electric towel rail, vinyl flooring, part tiled walls.

Bedroom – With rear aspect with double glazed window overlooking the communal grounds and the brook and has a view of Larkhall Church and up towards Fairfield Park. TV socket and a door into a large wardrobe with hanging rails, drawers and shelving automatic lighting.

Living/Dining Room – Open plan with another rear aspect, double glazed opening window, wall mounted electric fire, two ceiling roses and a part glazed door through to the kitchen.

Kitchen – Comprising of matching range of eye and base gloss fronted units with built in 50/50 split fridge and freezer, electric high level Neff oven with matching microwave oven. Work surface areas incorporating 4 ring Neff halogen hob with a glass splashback and stainless-steel extractor over, upstand. Rear aspect double glazed window.

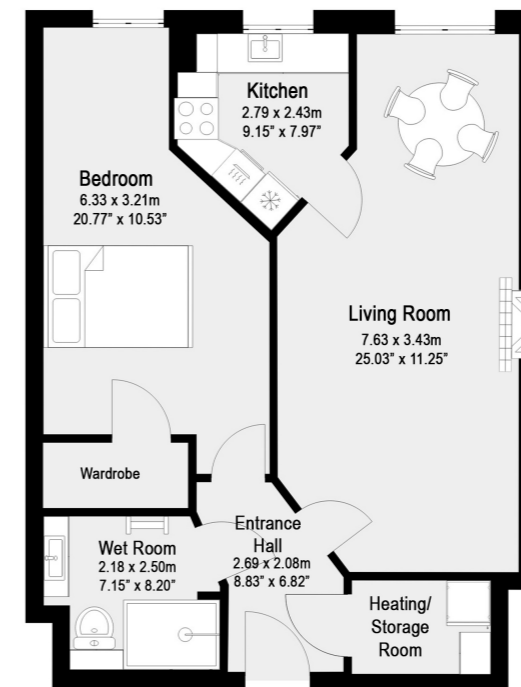
Communal Laundry Room – With 2 washing machines and 2 tumble driers on the Ground Floor. There is also a guest suite and lounge.

Key Features

- 1 bedroom
- Generous wet room
- Open plan living room
- Fitted modern kitchen
- Communal gardens
- Level access lift

Floor Plan

43 Lambrook Court, Bath BA1 8AZ



Total Area Approx
57.2 sqm
616 sqft

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent