

# DAVIS & LATCHAM ESTATE AGENTS

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- Comfortable well appointed Ground Floor Apartment
- Communal Entrance Hall with Lift to all floors
- Well Equipped Kitchen
- Sealed-unit Double Glazing
- Spacious Residents' Lounge & Laundry Room
- Town Centre Retirement Development
- Light & Airy Sitting/Dining Room
- Double Bedroom & Fully-tiled Shower Room
- Electric Heating
- Experienced On-Site House Manager



**11 Imber Court, George Street, Warminster, Wiltshire, BA12 8FY**

**£125,000**



A Comfortable well appointed Ground Floor Apartment in this popular Purpose-Built Town Centre Retirement Development. Communal Entrance Hall with Lift to all floors, Individual Hall, Double Bedroom & Fully-tiled Shower Room, Comfortable Light & Airy Sitting/Dining Room, Well Equipped Kitchen, Sealed-unit Double Glazing & Electric Heating, Spacious Residents' Lounge & Laundry Room, Experienced On-Site House Manager.

## Accommodation

**THE PROPERTY** is a comfortable well-appointed light and airy Ground Floor apartment located at Imber Court, a purpose-built McCarthy & Stone retirement development with well-lit communal hallways where all floors are served by lifts and stairways, and state-of-the-art safety & security systems are linked to an experienced House Manager responsible for overseeing the smooth day-to-day running of the building. An out-of-hours careline service provides peace of mind when the House Manager is off duty. With the over-60's in mind the thoughtfully planned easily run accommodation benefits from sealed-unit double glazing together with energy efficient Electric heating whilst power points are all at a comfortable waist height. Facilities include a Laundry, Library and Games room together with a spacious communal Resident's Lounge overlooking the attractive landscaped Gardens whilst a twin-bedded Guest suite is also available by arrangement for visiting friends and relatives. Immediately available with no associated sale chain this is a rare opportunity to acquire a delightful Ground Floor apartment hence the Agents recommend an early accompanied internal inspection in order to avoid disappointment.

## LOCATION

located just a leisurely stroll from the bustling town centre with 3 supermarkets - including a Waitrose store and a nearby Morrisons, together with a host of independent traders. There are a wide range of other amenities which include a theatre and library, clinics and hospital, and railway station with regular rail services to Salisbury, and then direct to London Waterloo, and to Bath with a direct line on to South Wales, whilst the town is also well served by 'buses. Other main centres in the area including Frome, Westbury, Trowbridge, Bath and Salisbury are all easily accessible by car, 'bus or train whilst Bristol, Bournemouth and Southampton Airports are each about an hour by road. The town also enjoys a regular rail service to Salisbury, and then direct to London Waterloo, and to Bath with a direct line on to South Wales whilst the good local roads network ensures easy access to other major centres in the area including Frome, Westbury, Trowbridge, Bath and Salisbury which are all within a comfortable driving distance.

## ACCOMMODATION

**Sheltered Porch Area** with secure entryphone access system linked to the apartment, a Spacious Ground Floor Residents' Lounge Area - see photograph below, whilst the Manager's Office and Laundry are all conveniently closeby and an Inner Hall provides access to Lifts to all floors.

**Communal Ground Floor Hall** with individual front door leading into the apartment.

**Private Inner Hall** with electric door bell, entryphone/intercom, temperature thermostat, smoke alarm sensor and cupboard housing electrical fusegear and meter, pressurised hot water tank together with Vent-Axia multi-vent air extractor.

From the Hall a glazed door leads into:

**Light & Airy Sitting/Dining Room** 22' 4" x 10' 11" max (6.80m x 3.32m) with Dining Area at one end, a very pleasant room with Satellite/T.V. aerial point, telephone point, Electric panel heater and Dining Area with deep window overlooking George Street, ample space for dining table & chairs and glazed door leading into Kitchen.

**Well Equipped Kitchen** 7' 4" x 7' 1" (2.23m x 2.16m) having window ensuring plenty of natural light and ventilation, with postformed worksurfaces and inset stainless steel sink, ample drawer & cupboard space, complementary tiling and matching overhead cupboards with surface lighting, ample power points, built-in Electric Oven with Grill, inset ceramic Electric Hob with Filter Hood above, integrated Fridge and Freezer, window blind, strip lighting and ceramic tiled flooring.

**Double Bedroom** 17' 7" x 9' 1" max (5.36m x 2.77m) having mirror-fronted wardrobe cupboard, telephone point, T.V. aerial point, and Electric panel heater.

**Fully-tiled Shower Room** having White suite comprising glazed walk in shower with thermostatic controls, vanity hand basin with built-in cupboard under, low level W.C, complementary wall and floor tiling, Electric towel rail, fan heater and shaver/light fitting.

**Parking** A limited number of resident's parking spaces are available at an additional charge, by arrangement with the House manager whilst there is also a Charging Bay for Mobility Scooters.

**The approach to the building** is attractively laid to lawn and well tended landscaped borders stocked with groundcover plants, ornamental shrubs and a sizeable paved sun terrace with benches.

**Services** We understand Mains Water, Drainage & Electricity are connected to the property.

**Tenure** Leasehold with vacant possession. The property is held on a 125 year lease which commenced in December 2011 and is subject to an annually reviewable Service Charge of 12 monthly instalments of £243.67 for the year ending 31<sup>st</sup> March 2025. This covers provision of the House Manager and communal facilities, redecoration of communal areas, external maintenance, Gardening and also includes Buildings Insurance, Water Rates and external window cleaning.

**Ground Rent** £495.00 per annum payable in two six-monthly instalments.

**Rating Band** "B"

**EPC URL** <https://find-energy-certificate.service.gov.uk/energy-certificate/0230-0201-4607-0969-4614>



Total Area: 51.8 m<sup>2</sup> ... 557 ft<sup>2</sup>

**FLOORPLAN FOR IDENTIFICATION PURPOSES ONLY – NOT TO SCALE**

## VIEWING

By prior appointment through  
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43 Market Place  
Warminster Wiltshire  
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## PLEASE NOTE

Davis & Latcham for themselves and for the Vendors or Lessors of this property whose agents they are give notice that these particulars whilst believed to be accurate are set out as a general outline for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as a statement of representation of fact but should satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Davis & Latcham has any authority to make or give any representation or warranty whatsoever in relation to this property, nor have we checked the working condition of services or appliances included within the property. If any points are particularly relevant to your interest in the property please ask for further information. Please contact us directly to obtain any information which may be available under the terms of the Energy Performance of Buildings (Certificate and Inspections) (England and Wales) Regulations 2007. The intellectual rights to these details are the property of Davis & Latcham and may not be copied or reproduced without prior permission.

**MONEY LAUNDERING REGULATIONS 2003** intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

## Energy performance certificate (EPC)

11 Imber Court George Street WARMINSTER BA12 8FY	Energy rating <b>B</b>	Valid until: <b>22 July 2033</b>
		Certificate number: <b>0230-0201-4607-0969-4614</b>

Property type	Mid-floor flat
Total floor area	50 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy rating and score

This property's current energy rating is B. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60