

## 2 BEDROOM RETIREMENT APARTMENT IN THIS STUNNING DEVELOPMENT



### 46 LAMBROOK COURT, GLOUCESTER ROAD, BATH, BA1 8AZ

Entrance hall ♦ sitting/dining room ♦ kitchen ♦ master bedroom with en suite bathroom ♦ double bedroom ♦ shower room

Communal gardens ♦ communal lounge with raised terrace ♦ bistro ♦ function room ♦ guest suite ♦ laundry room ♦ mobility scooter store ♦ 24 hour support assistance

#### Description

An exceptional two bedroom apartment in Lambbrook Court, a fine collection of age-exclusive apartments in a prime location, in beautiful, historic Bath. There is an on-site, 24 hour, Estates Management team and a 24 hour emergency call system so residents can receive flexible care and support in their own home. Additionally, all communal and external property maintenance including gardening and window cleaning is taken care of.

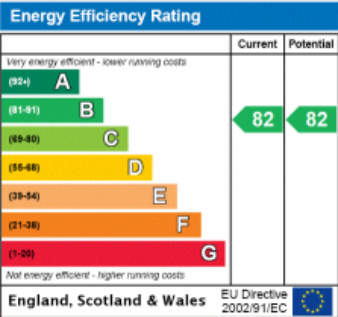
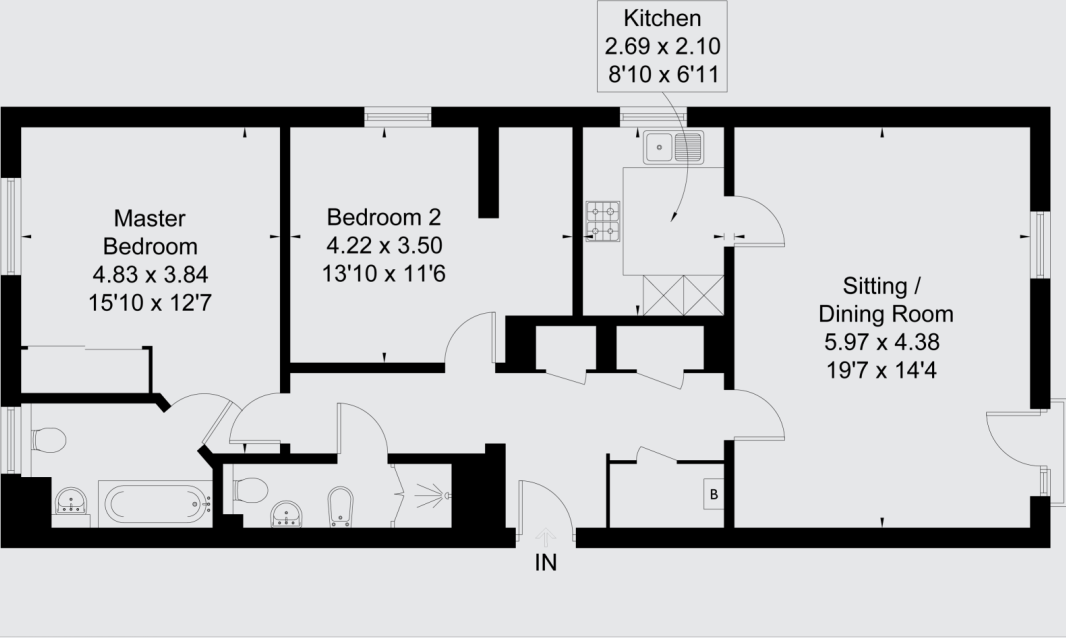
The apartment is located on the 3rd floor and is accessed via an entrance doorway leading to the hallway; the door is complete with a security intercom system that provides a visual (via homeowner's television) and an audio link to the main entrance door. There is a light and spacious sitting/dining room with a pleasant south westerly aspect, that in turns leads to a well fitted kitchen with integral appliances. There is a master bedroom with built in wardrobes and en suite bathroom, a spacious further double bedroom, and a separate shower room.



FLOOR PLANS



Approximate IPMS2 Floor Area = 89.5 sq m / 963 sq ft  
Limited Use Area = 1 sq m / 11 sq ft  
**Total = 90.5 sq m / 974 sq ft**  
For identification only. Not to scale.  
© Fourwalls Group



Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20190226VC

Outside

There are beautiful and well maintained communal gardens.

Situation

The historic City of Bath is famous for its stunning sandstone architecture and for its original Roman Baths. It is a unique city which offers contemporary, cosmopolitan living and history in equal measure. Larkhall is approximately 0.4 miles away as well as Alice Park that forms part of the community. The nearby New Oriel Hall is the hub of community life with regular classes, workshops and community events.

General Remarks and Stipulations

**Tenure:** Leasehold 999 years from 2017

**Services:** Mains water/dual tariff electricity/drainage are connected. Underfloor heating and a heat exchange system.

In accordance with Consumer Protection from Unfair Trading Regulations (CPRs) and the Business Protection from Misleading Marketing Regulations (BPRs), please note that the working condition of any of the services or kitchen appliances have not been checked by the agents but at the time of taking particulars we were informed they were all in working order.

**Local Authority:** Bath & North East Somerset Council

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

Viewings

Strictly by appointment with Savills.

Savills Bath

Edgar House 17 George Street,  
Bath, BA1 2EN  
bath@savills.com

01225 474 500

savills.co.uk

