



6 Rohan Gardens  
All Saints Road  
Warwick  
CV34 5NW

  
**MARGETTS**  
ESTABLISHED 1806

**£110,000 for 55% Share**



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Exciting opportunity to acquire a luxury, GROUND FLOOR shared ownership retirement apartment, offering 2 spacious bedrooms and set in delightful grounds with many extensive resident facilities.

#### COMMUNAL ENTRANCE

with intercom security link to the apartment opens into the communal entrance hall. Off the communal entrance hall are many facilities available to residents and guests including a Residents' Lounge, Residents' Dining Room with restaurant facilities, hairdressing salon, manager's office, laundry room, lifts to all floors and access to the communal grounds.

#### PRIVATE ENTRANCE HALL

Private entrance hall to the apartment with intercom security link, warden alarm pull, and door opening to large storage cupboard.

#### LOUNGE/DINER

17'2" x 10'7"

with double glazed French doors leading to a rear garden and enjoying roof top views across Warwick and beyond. TV point, FM point, DAB point, Sky point and coved ceiling and arch to

#### OPEN PLAN KITCHEN AREA

with dark work surfaces incorporating stainless steel sink with mixer tap and drainer, white fronted unit under and above with space for dishwasher, tall larder cupboard incorporating oven, electric hob with extractor hood over, eye level wall unit, wood effect flooring and window to communal hallway.

#### BEDROOM ONE

9'8" x 14'6"

with TV point, double glazed window overlooking the rear of the property, telephone point and doorway to the Wet Room.

#### BEDROOM TWO

10'0" x 7'3"

with double glazed window overlooking the rear garden.

#### WET ROOM

The walk-in wet room provides a shower facility, wash hand basin, low level WC, and door opening to a shelved linen cupboard and return door back to the entrance hall.



### **GARDENS AND PARKING**

Rohan Gardens is set in delightful and well maintained gardens with lawns, patios and seating areas and borders stocked with shrubs, plants and trees. To the front of the development there is a parking area which is operated on a first-come, first-served basis.

### **DEVELOPMENT FACILITIES**

Within the development there is a laundry room with a number of washing machines and tumble dryers available for the residents. A large dining restaurant with meals that can be purchased by residents and their guests.



There is a further residents' lounge with many chairs, sofas and seating areas together with tea and coffee making facilities and access to the communal gardens. There is a Manager's Office and other facilities are available such as hairdressing by appointment.



### GENERAL INFORMATION

All main services are connected except gas and we understand that the apartment enjoys electric, wet water under floor heating. The apartment is leasehold and we understand that there is a 125 year lease from 22nd March, 2013 with approximately 113 years remaining.

Service Charge £404.22 x 12 = £4,850.64

Ground Rent is £150 per annum and will increase on 31.12.37 to £225.

Rent for 45% of Lease is £315.15 per month. Rent increases annually in April.

Support/Intensive Housing Management Charge is £24.25 per month.

Utility Charge is £5.41 per month.

### SHARED OWNERSHIP

The property is purchased under a 55% shared ownership arrangement with the availability to ramp up a further 20% to 75%.

### FREEHOLDER AND CARE PROVIDER

Housing and Care 21. We understand that any applicant will be required to have an interview with the House Manager before acceptance of their application is agreed.

### GUEST ROOM

We understand guests can request to reserve the guest room.







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## Ground Floor



Total area: approx. 62.8 sq. metres (675.8 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

| Energy Efficiency Rating                           |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92 plus) <b>A</b>                                 |                         |           |
| (81-91) <b>B</b>                                   |                         |           |
| (69-80) <b>C</b>                                   | 78                      | 78        |
| (55-68) <b>D</b>                                   |                         |           |
| (39-54) <b>E</b>                                   |                         |           |
| (21-38) <b>F</b>                                   |                         |           |
| (1-20) <b>G</b>                                    |                         |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC |           |

### CONTACT

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