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COUNCIL TAX BAND: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	78	79

McCARTHY STONE
RESALES

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McCARTHY STONE
RESALES

17 SALMON COURT
STRATFORD ROAD, WARWICK, CV35 9SF



A wonderfully presented BRIGHT and SPACIOUS one bedroom retirement apartment, located on the first floor. With views of the beautiful communal gardens. Stupendous views overlooking the fields from both the lounge and bedroom.

ASKING PRICE £180,000 LEASEHOLD

For further details, please call **0345 556 4104**

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SALMON COURT, STRATFORD ROAD, WELLESBOURNE, WARWICK

SALMON COURT

An immaculately presented first floor retirement apartment in a modern complex of just 21 apartments, built by award winning McCarthy & Stone designed for independent later living for the over 60's. Salmon Court, well situated within the village of Wellesbourne, is complimented by it's landscaped communal gardens to the rear which back onto open fields. has been been designed and constructed for modern living. The apartments boast underfloor heating throughout, Sky/Sky+ connection points in living rooms, walk in wardrobes in main bedroom and French balconies to selected apartments. The dedicated House Manager is on site during working hours to take care of things and make you feel at home. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the laundry room, homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family, and hosts a full programme of Lifestyle social events every week. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability). It is a condition of purchase that residents must meet the age requirement of 60 years or over. Wellesbourne is a large village conveniently situated approximately 6 miles equidistant from the historic towns of Stratford upon Avon, Warwick and Leamington Spa. Wide range of local amenities within the village include a variety of shops, Co-Op, Sainsburys, Churches, Library, Post Office, Medical Centre, Dentist, Garages, Local Inns and primary/junior school. Access to the M40 motorway and the Midlands Motorway network is from Junction 15 at Longbridge, approximately 4 miles away together with Warwick Parkway railway station with regular trains to London Marylebone and more local services.

ENTRANCE HALL

Front door with spy hole leads to the spacious entrance hall - the

24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the bedroom, living room and shower room.

LIVING ROOM

This living room benefits from having a large double glazed window allowing plenty of sunlight to stream through. TV point with sky+ connectivity. Telephone points. Two ceiling lights. Raised electric power sockets. Partially double glazed door leads onto a separate kitchen.

KITCHEN

Fully fitted kitchen with tiled floor. Stainless steel sink with a tap. Built-in oven with easy access side opening door. Ceramic hob with chrome extractor hood. Fitted integrated fridge and freezer. Under unit lighting.

BEDROOM

A bright and airy bedroom. Double glazed window. Central ceiling light. TV and telephone point. Door to walk in wardrobe with plenty of hanging and storage space.

SHOWER ROOM

Fully tiled and fitted with suite comprising level access walk-in shower, WC, vanity unit with inset wash hand basin and mirror above. Emergency pull-cord.

PARKING PERMIT SCHEME (SUBJECT TO AVAILABILITY)

Salmon Court operates a parking permit scheme, with 17 spaces for designated homeowners wishing to purchase a permit. Currently, only 11 spaces are occupied meaning any purchaser is guaranteed a space if they required one. The fee is usually £250 per annum, but always confirm the fee, and the number of free spaces, with the House Manager. In addition, there are four designated car parking spaces designated for visitors to park free of charge.

SERVICE CHARGE (BREAKDOWN)

- Underfloor heating to all individual apartments, and communal

1 BED | £180,000

areas, covered within the service charge

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please contact your Property Consultant or House Manager.

Service charge: £4,651.08 for financial year ending 31/03/2025.

GROUND RENT

Ground rent: £425 per annum

Ground rent review: 1st June 2027/2027

LEASE LENGTH

125 years from 1st June 2012

ADDITIONAL INFORMATION & SERVICES

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

