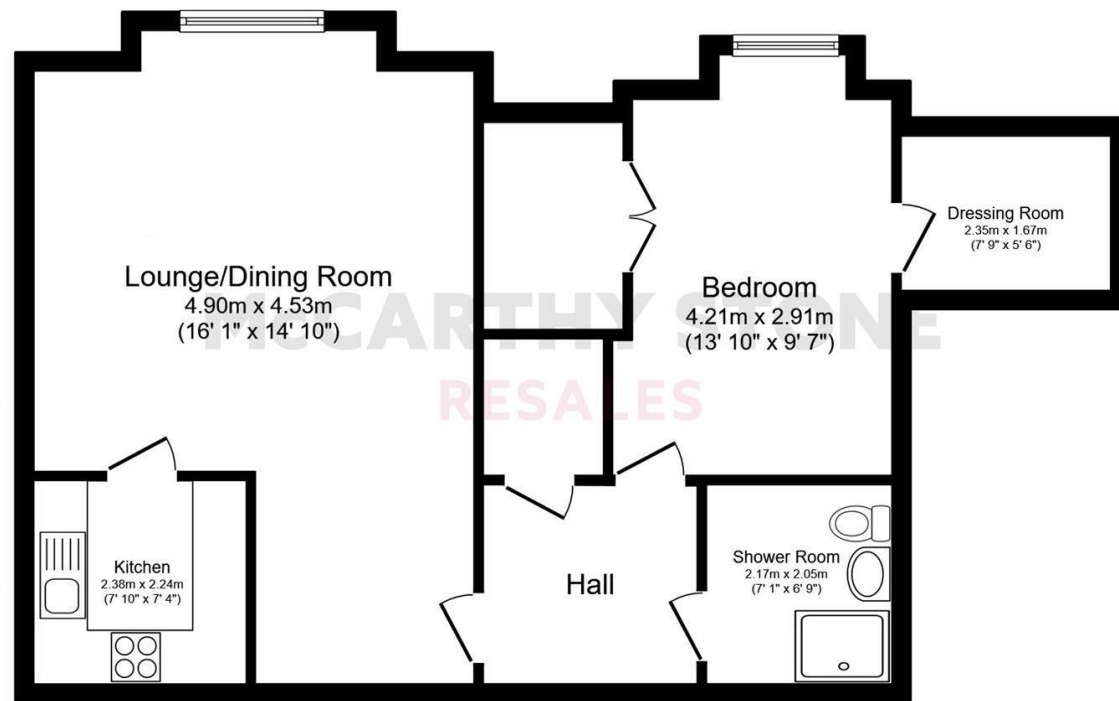


# McCARTHY STONE RESALES

## 19 SALMON COURT STRATFORD ROAD, WARWICK, CV35 9SF



Total floor area 70.1 m<sup>2</sup> (754 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

### COUNCIL TAX BAND: B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		<b>77</b>	<b>79</b>



## McCARTHY STONE RESALES

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BEAUTIFULLY PRESENTED one bedroom, second floor apartment in a popular McCarthy Stone RETIREMENT COMPLEX for the over 60's - situated in the pretty village of Wellesbourne, just 6 miles from Stratford-Upon-Avon town centre.

**ASKING PRICE £175,000 LEASEHOLD**

For further details, please call **0345 556 4104**  
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk



# STRATFORD ROAD, WELLESBOURNE, WARWICK

## SALMON COURT

Salmon Court is a modern complex of just 21 apartments, built by award winning McCarthy & Stone designed for independent later living for the over 60s. Salmon Court, well situated within the village of Wellesbourne, is complemented by its landscaped communal gardens to the rear which back onto open fields. It has been designed and constructed for modern living. The apartments have 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 a door entry intercom 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 wide range of 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 (plus a £5 administration fee per stay) - subject to availability. It is a condition of purchase that residents must meet the age requirement of 60 years or over.

## LOCAL AREA

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, Sainsbury's, Churches, Library, Post Office, Medical Centre, Dentist, Garages and Local Inns. Stratford-upon-Avon is, of course, now synonymous with William Shakespeare, and the town's cultural and historical offerings don't disappoint. A stroll through the town will lead you past a number of well-preserved 16th century Tudor houses. You can also visit Shakespeare's grave at the beautiful Holy Trinity Church, and the world famous Royal Shakespeare Theatre gives performances year round.

The River Avon winds its way through the town, where you can enjoy a River Cruise and get to know the town and the historic canals. You'll find a host of amenities on your doorstep including a supermarket, pharmacy, veterinary surgery and day community hall as part of the adjacent retail development, with a doctors' surgery soon to follow.

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 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. Vent-Axia system to aid circulation within the apartment. Smoke detector, apartment security door entry system. Doors lead to the bedrooms, living/dining room and shower room.

## LIVING/DINING ROOM

Spacious living/dining room with a double glazed window. Electric fire with surround provides a great focal point, TV point with sky+ connectivity, and telephone point. Ceiling light. Raised electric power sockets. Fitted carpets and blind. Part glazed door leads into a separate kitchen.

## KITCHEN

Fully fitted kitchen with a range of base and wall units with a roll top surface with tiling over. Stainless steel sink with a lever tap. Built-in oven with easy access side opening door. Ceramic hob with chrome extractor hood. Fridge and freezer. Velux window allowing in natural light. Under unit lighting, tiled floor.

## BEDROOM

Magnificent double bedroom with a unique feature of a dressing room in addition to a walk-in wardrobe providing storage, hanging rails and shelving. Central ceiling light. TV and telephone point. Fitted carpets and blind.

## 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.

## 1 BED | £175,000

## CAR PARKING

Salmon Court operates a parking permit scheme (subject to availability). The annual fee is £250.

## SERVICE CHARGE

- Underfloor heating to all individual apartments, and communal areas
- Cleaning of all external 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.

Annual Service Charge £4,651.08 for financial year ending 31/3/2025.

## GROUND RENT

Ground rent: £495 per annum.  
Ground rent review: 1st June 2027

## LEASE INFORMATION

125 years from 1st June 2012

## ADDITIONAL SERVICES

- \*\* Entitlements Service\*\* Check out benefits you may be entitled too, to support you with service charges and living cost's.
- \*\* Part Exchange \*\* We offer Part-Exchange service to help you move without the hassle of having to sell your own home.
- \*\* Removal Service\*\* Get a quote from our Partner Removal Service who can declutter and move you in to your new home.
- \*\* Solicitors\*\* Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

FOR MORE INFORMATION CHECK OUR WEBPAGE  
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY  
CONSULTANT

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

