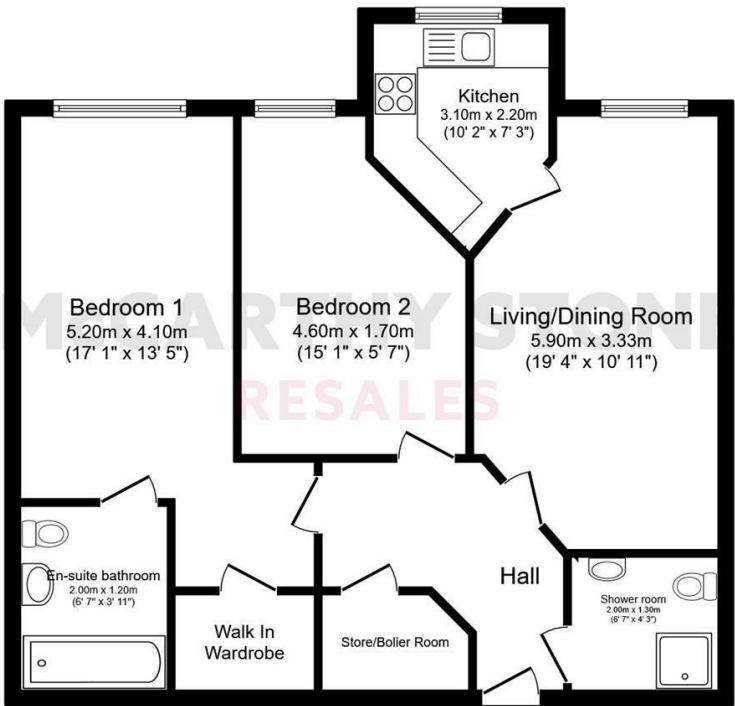


11 Salmon Court

Stratford Road, Warwick, CV35 9SF



Asking price £250,000 Leasehold

SUPERBLY PRESENTED first floor retirement apartment boasting a SPACIOUS LOUNGE, TWO DOUBLE BEDROOMS, ensuite bathroom and guest shower room and a MODERN KITCHEN.

The development offers EXCELLENT COMMUNAL FACILITIES including landscaped gardens and a communal lounge where SOCIAL EVENTS take place.

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



Salmon Court, 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 with 24-hour emergency response pull cord system, smoke detector and apartment security door entry system. Doors lead to the bedrooms, living room, shower room and walk-in utility/storage cupboard. This cupboard houses central heating controls, Gledhill hot water system and Vent-Axia system to aid air circulation within the apartment.

Living Room

Spacious living room with a double glazed window. There's ample room for a dining table. Electric fire with surround provides a great focal point, TV point with sky+ connectivity, and telephone point. Two ceiling lights. Raised electric power sockets. Fitted carpets and curtains. Part glazed door leads into a separate kitchen.

Kitchen

Fully fitted kitchen with a range of base and wall units with a roll top work surface and tiling over. Stainless steel sink with a lever tap sits beneath a double glazed window with fitted blind. Built-in oven with easy access side opening door. Ceramic hob with chrome extractor hood. Integral fridge and freezer, free standing dishwasher. Under unit lighting, tiled floor.

Master Bedroom

Dual aspect double glazed windows with double openers. Central ceiling light. TV and telephone point. Walk -in wardrobe providing hanging rails and shelving. Fitted carpets and curtains. Door leads to the ensuite bathroom.

Ensuite bathroom

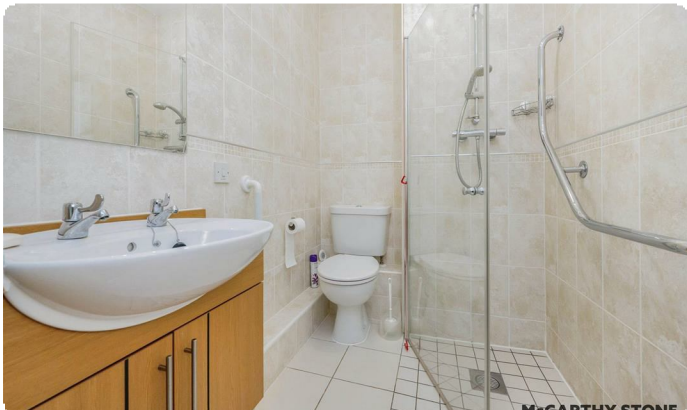
Fully tiled and fitted with suite comprising a 'walk in' bath with electric lowering/raising seat and shower over with support rail. WC, vanity unit with inset wash hand basin and mirror above. Emergency pull-cord.

Bedroom Two

Double room which would also be perfect for use as a dining room or study. Range of electric sockets, ceiling light. Fitted carpets and curtains.

Shower Room

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



2 bed | £250,000

Parking Permit Scheme (subject to availability)

Salmon Court operates a parking permit scheme, with 17 spaces for homeowners wishing to purchase a permit if they require one. 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 for visitors to park free of charge.

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 £6,697.07 for financial year ending 31/3/2026

Ground Rent

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

Lease Length

125 years from 1st June 2012

Additional Services & Information

- ** Entitlements Service** Check out benefits you may be entitled to, 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

