

5 Swan Court

Banbury Road, Stratford-upon-Avon, Warwickshire, CV37 7HG



PRICE: £110,000

Lease: 125 years from 1997

Property Description:

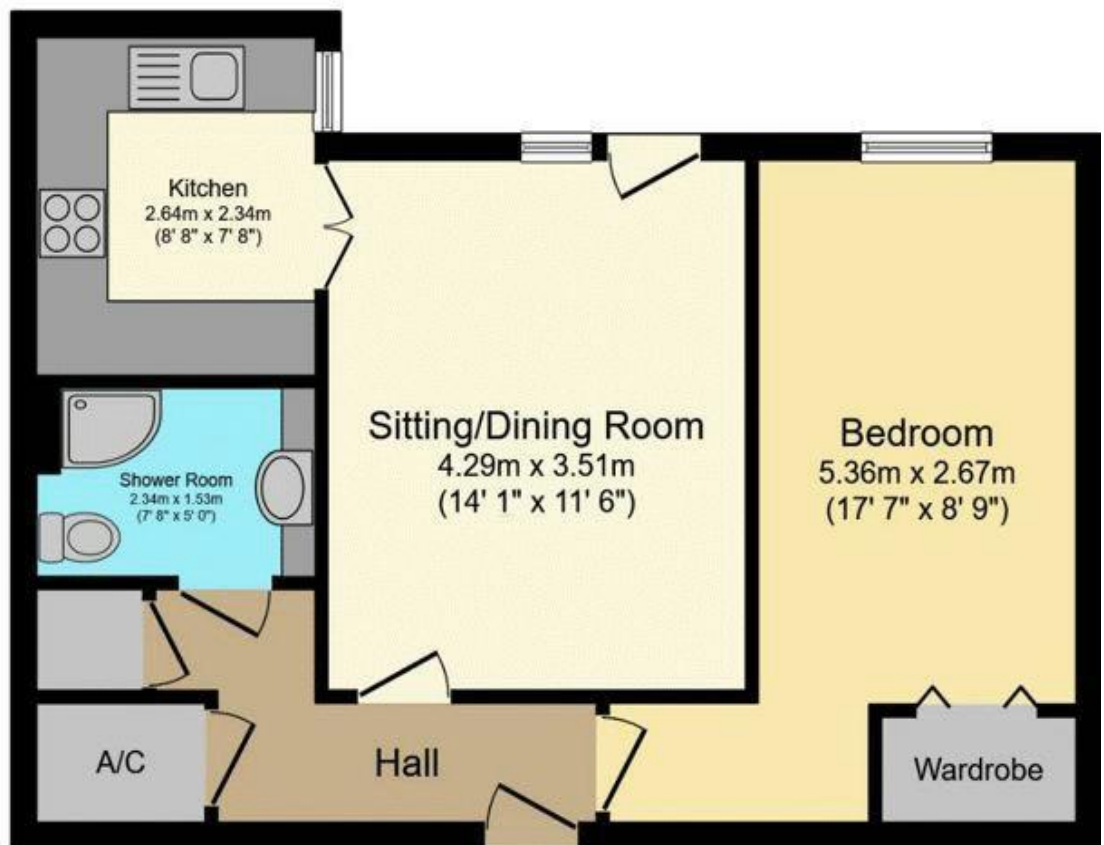
GROUND FLOOR RETIREMENT FLAT WITH DIRECT GARDEN ACCESS WITHIN THIS POPULAR DEVELOPMENT OVERLOOKING SHIPTSON ROAD AND WITH UPVC DOUBLE GLAZING Swan Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 46 properties arranged over 3 floors each served by lift. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 55 years. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

Residents' lounge
Communal Laundry
24 hour emergency Appello call system
Minimum Age 55

Guest Suite
Development Manager
Lift to all floors



**For more details or to make an appointment to view, please contact
Charlotte Harvey MNAEA**



Floor Plan

Floor area 49.1 m² (528 sq.ft.)

TOTAL: 49.1 m² (528 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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		
England & Wales	EU Directive 2002/91/EC	

www.EPC4U.COM

For Financial Year Ending:

31/8/25

Annual Ground Rent:

£520.00

Ground Rent Period Review:

2040

Annual Service Charge:

£3,624.40

Council Tax Band:

D

Event Fees:

1% Transfer

1% Contingency

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.