



Connells

Gallagher Court Merlin Way
Warwick



Property Description

Occupying a highly sought after and convenient location in the Austin Heath development, this over 65's retirement apartment offers a wealth of generous and immaculate accommodation. Sold at a 75% Share as part of the Shared Ownership Scheme this beautifully maintained modern property boasts a tasteful and stylish finish throughout. Beginning with a generous entrance hallway, a spacious lounge/dining room, good size kitchen offering ample storage and a generously sized double bedroom and a shower room.

This stunning retirement development comes with an abundance of facilities on site including; restaurant, cinema/library room, gym, spa with sauna and steam room and more!

Communal Entrance

Well-maintained communal entrance comprising a phone entry system, lift and stairs to all floors.

Entrance Hallway

Welcoming entrance hallway benefitting from a storage cupboard, under floor heating and doors to the lounge, bedroom and shower room.

Lounge/Diner

14' 1" x 10' 8" max (4.29m x 3.25m max)

Spacious, light and airy lounge benefitting from a feature fire place, two television points, under floor heating, double glazed window to front elevation and French doors to the kitchen.

Kitchen

10' 7" x 7' 10" (3.23m x 2.39m)

Fitted with a range of wall and base units with complimentary work surfaces over with upstand, incorporating a one and a half bowl, sink and drainer unit. There is an eye level Neff electric oven, an electric hob with cooker hood over, integrated combi-microwave oven,

integrated washing machine, integrated dish washer and integrated fridge/freezer. Benefitting from ceiling spotlights, under floor heating and a double glazed window to rear elevation.

Bedroom

13' 4" x 9' 6" (4.06m x 2.90m)

Generously sized double bedroom benefitting from two built-in wardrobes, a television point, under floor heating and double glazed windows to front and side elevations.

Shower Room

Fitted with a white three piece suite, comprising a wash hand basin and vanity unit, double shower, WC with concealed cistern, partly tiled walls, heated towel rail, electric shaver point within storage cupboard, under floor heating and a double glazed window to side elevation.

Parking

There are parking spaces available within the residence. We understand from our vendor that this is only available to residents who drive.

Agent's Note

The property is being sold at a 75% share as part of the shared ownership scheme. The property is leasehold with a lease length of 125 years from 3rd June 2016. The property is subject to management costs- further information available upon request.





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

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EPC Rating: B

view this property online connells.co.uk/Property/SPA313384

This is a Leasehold property with details as follows; Term of Lease 125 years from 03 Jun 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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