

## ROHAN GARDENS, WARWICK CV34 5NW



A well presented two bedroom second floor apartment within this popular managed block, close to Warwick town centre. A 25% share is being sold.

Accommodation in brief; good sized entrance hall with two storage cupboards, master bedroom with jack and jill wet room, second bedroom, living room which opens up in to the newly fitted kitchen.

- 25% Share Retirement Apartment
  - No Upward Chain
  - Two Bedrooms
    - Living Room
  - Modern Fitted Kitchen
    - Wet Room
    - Second Floor
    - Lift Access
  - Fabulous Care Facilities
    - EPC - B (83)

2 BEDROOMS

ASKING PRICE £50,000

A well presented two bedroom second floor apartment with lift service within this popular managed block, close to Warwick town centre. A 25% share is being sold for £50,000. A further 50% maximum can be purchased. Owners of 75% will not pay rent on top of the service charges.

Rohan Gardens is a modern development of apartments for the over 55's that provides extra care if required. It is managed by Housing and Care 21. There are pull cords within the property and there is a manager on site.

Whilst the apartment is self contained, Rohan Gardens is a community complex having communal areas to include lounge, dining room, laundry, scooter storage, garden, hairdresser and pamper suite.

Access to the property is via a communal hallway via a lift or the carpeted stairs which leads to the front door. This opens up in to the private entrance hall. Carpet to floor and with neutral décor to walls and ceiling, light point to ceiling and underfloor heating. Two beech fronted doors which house a storage cupboard and airing cupboard.

Further beech fronted door which leads in to;

### **Living Room 17'11" x 10'7" (5.470 x 3.240)**

Continuation of carpet and decor, double glazed, double French doors with Juliet balcony to rear elevation allowing natural light and with views over to St Mary's church in the distant. Various electric sockets, TV point and a phone point. Also with underfloor heating.

Large opening which gives access in to the;

### **Fitted Kitchen 8'2" x 10'7" (2.490 x 3.227)**

Wood effect flooring and continuation of the neutral decor. Light point to ceiling and with a double glazed unit which looks out in to the communal hallway. The kitchen is modern with a range of base and wall units with a white fronted, shaker style kitchen with a brushed chrome handle and a grey, granite effect melamine work surface. Stainless steel one and a half bowl sink with matching drainer and a chrome hot and cold mixer tap, free standing silver coloured fridge freezer, ceramic Zanussi electric hob with extractor over and a Zanussi electric oven. There a number of electric sockets and fused switches.

### **Master Bedroom 14'6" x 9'9" (4.430 x 2.977)**

Continuation of carpet and decor, double glazed window to rear elevation, again giving the views over to St Mary's Church in Warwick town center. Light point to ceiling, electric sockets, TV point and underfloor heating.

Beech door from the master bedroom and the hallway leads in to;

### **Wet Room**

Tiled to half height around the sink and toilet, this increases to full height around the shower area. Light point and extractor to ceiling. There is a suite to comprise low level WC, sink with chrome hot and cold mixer tap, frameless mirror, light and shaver point above. There is a chrome shower with chrome shower controls and with a chrome black grab rail.

### **Bedroom Two 9'11" x 7'3" (3.025 x 2.215)**

Continuation of carpet and decor, double glazed window to rear elevation, again giving the views over to St Mary's Church in Warwick town center. Light point to ceiling, electric sockets, TV point, phone point and underfloor heating.

### **Outside**

There is a well maintained communal garden and off street parking

### **Services**

Please note there is no mains gas connected. We believe all other services are connected.

**Tenure**

We believe the property to be Leasehold. The agent has not checked the legal status to verify the Leasehold status of the property. The Purchaser is advised to obtain verification from their legal advisers.

The additional charges payable on the property are Service Charge of £450.52, Support Charge of £25.84 and a Utility Charge of £109.87 making a total of £586.23/month

There is the option to upscale to a 75% ownership whereby no monthly rent is payable

**Viewing**

Strictly by appointment through the Agents on 01926 411 480.

**Council Tax**

We understand the property to be Band C.

**Special Note**

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

**Photographs**

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

**Disclaimer**

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute and part of an offer or contract. The seller does not take make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide; about the property is verified on inspection and also by your conveyancer.

**Management Department**

For all enquiries regarding rental of property, or indeed management of rented property, please contact Pauline Carrera-Silva on (01926) 438123

**Survey Department**

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance Valuations, together with Rent Reviews, Lease Renewals, and other professional property advice.

Hawkesford are also able to provide Energy Performance Certificates Telephone (01926) 438124.





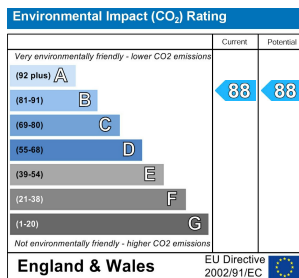
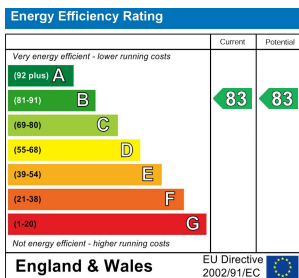












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