8 Salmon Court, Stratford Road, Wellesbourne, Warwickshire, CV35 9SF

- First floor apartment
- For retirement over '60s'
- One bed with walk in wardrobe
- Spectacular views over open countryside
- Fitted kitchen with appliances
- Living-dining room with Juliette balcony
- Communal lounge and gardens
- Secure entry system

1 1 1

£182,000

An opportunity to purchase a First Floor retirement apartment in a modern complex of just 22 apartments built by McCarthy & Stone. Accommodation briefly comprising of living-dining room, kitchen, bathroom, bedroom with walk in closet, communal gardens, laundry room and communal living area. Set in the village of Wellesbourne, a short distance to Stratford Upon Avon and Warwick.

ACCOMMODATION
Entry through the front door into entrance hallway with useful storage cupboard housing boiler. The living-dining room has electric fireplace with surround and Juliette balcony with spectacular views over the communal gardens and surrounding fields. The kitchen is fitted with a range of wall and base unitS, sink and drainer, oven, hob and extractor, integrated fridge freezer and window overlooking fields. The bedroom has a window to the rear and an impressive walk in closet with hanging space and plenty of storage space. The bathroom offers a walk in shower with grab rail, wash hand basin with vanity unit, wc, wall mounted light with shaver point and wall mounted heated towel rail.

COMMUNAL AREAS
Including a spacious lounge with TV and home to a variety of activities and kitchen. Laundry room with washing and drying facilities and refuse collection room. Mobility scooter charging/wheelchair storage room. House Manager's Office. Guest suite available for visiting family. The attractive communal gardens to the rear with seating areas backs on to open fields. Lift to first and second floors.

GENERAL INFORMATION

TENURE: The property is understood to be Leasehold although we have not seen evidence. It is a 125 year term with 111 years remaining. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. The property has electric underfloor heating throughout.

RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

CHARGES: We have been advised there is a annual service charge of £4,500 per year and a ground rent of £425 per year. This should be checked by your solicitors. The service charge includes the buildings insurance, garden maintenance, window cleaning, water and sewerage, communal cleaning and emergency call system. Full details of what the annual service charge covers can be supplied on request.

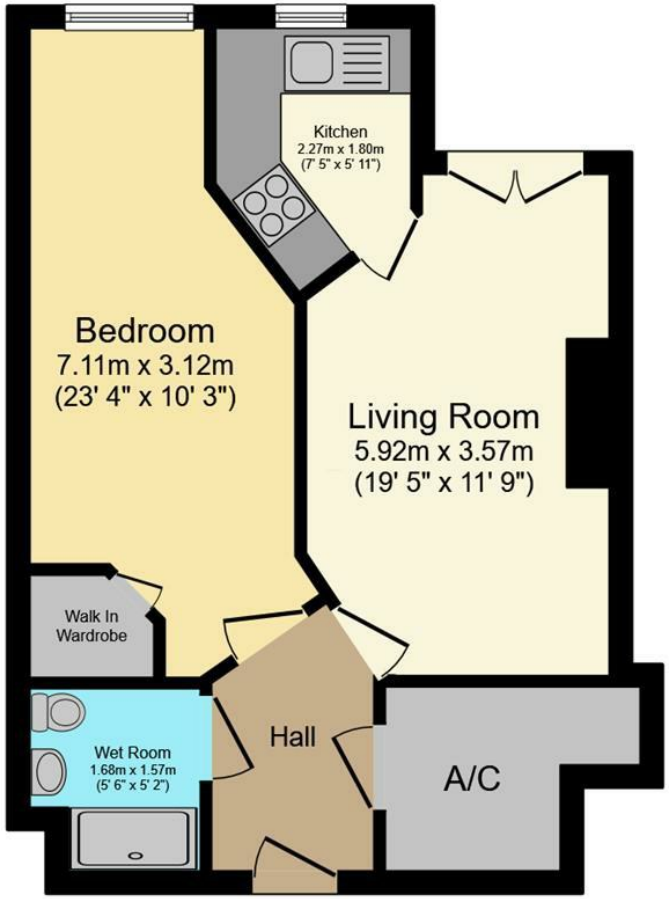
BROADBAND/MOBILE COVERAGE: Broadband: Superfast / Standard Available (Checked on Ofcom Aug26) | Minimum Mobile Coverage: 67% O2 (Checked on Ofcom Aug26)

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band B.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: B. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.

Salmon Court, Warwick



Ground Floor

Total floor area: 38.5 sq.m. (415 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

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Winkworth