Flat 20, Salmon Court Stratford Road, Wellesbourne, Warwick, CV35 9SF

- Top floor apartment
- Retirement complex
- Spacious living dining room
- Fitted kitchen
- Double bedroom with generous walk in dressing area
- Shower room
- Communal gardens
- Lift to all floors
- Resident communal lounge
- Guest suite

1 1 1

£190,000

Immaculately presented one double bedroom top floor apartment for the over 60's in a secure complex boasting a central village location and access to communal gardens backing onto open fields. The apartment has been recently redecorated and had new integrated white goods fitted. The McCarthy and Stone accommodation comprises of living - dining area, kitchen, spacious double bedroom with walk in wardrobe and shower room. EPC Rating C.

ACCOMODATION
Entry through the front door into the entrance hallway which has a useful storage cupboard housing boiler. The tastefully decorated living room offers window to the front aspect, space for dining and living furniture and entry into the kitchen. The kitchen has window to the side, a range of recently fitted wall and base units with worktop over, eye-level NEFF oven, integrated fridge freezer, hob with extractor over and sink and drainer. The wet room has wall mounted shower, wash hand basin with vanity unit, wc, heated towel rail and Vent-Axia extractor fan. The main bedroom has an impressive walk in wardrobe and window to the front aspect. The entire top floor apartment has underfloor heating throughout.

COMMUNAL AREAS
Salmon court is a McCarthy Stone gated development with a carpark to the front and beautiful communal gardens backing onto fields. There are plenty of facilities in the development including a laundry and communal lounge enabling plenty of space to socialise with friends and neighbours.

WELLESBOURNE INFORMATION
TENURE: The property is understood to be Leasehold. It is a 125 year lease 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.

CHARGES: We have been advised there is a annual service charge of £4,464.72 and a bi-annual ground rent of £212. This should be checked by your solicitors. The service charge includes the apartment underfloor heating, 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. Listed: No | Broadband: Superfast available (Checked on Ofcom Jun26) | Minimum Mobile Coverage: 67% O2 (Checked Ofcom Jun26)

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.

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

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

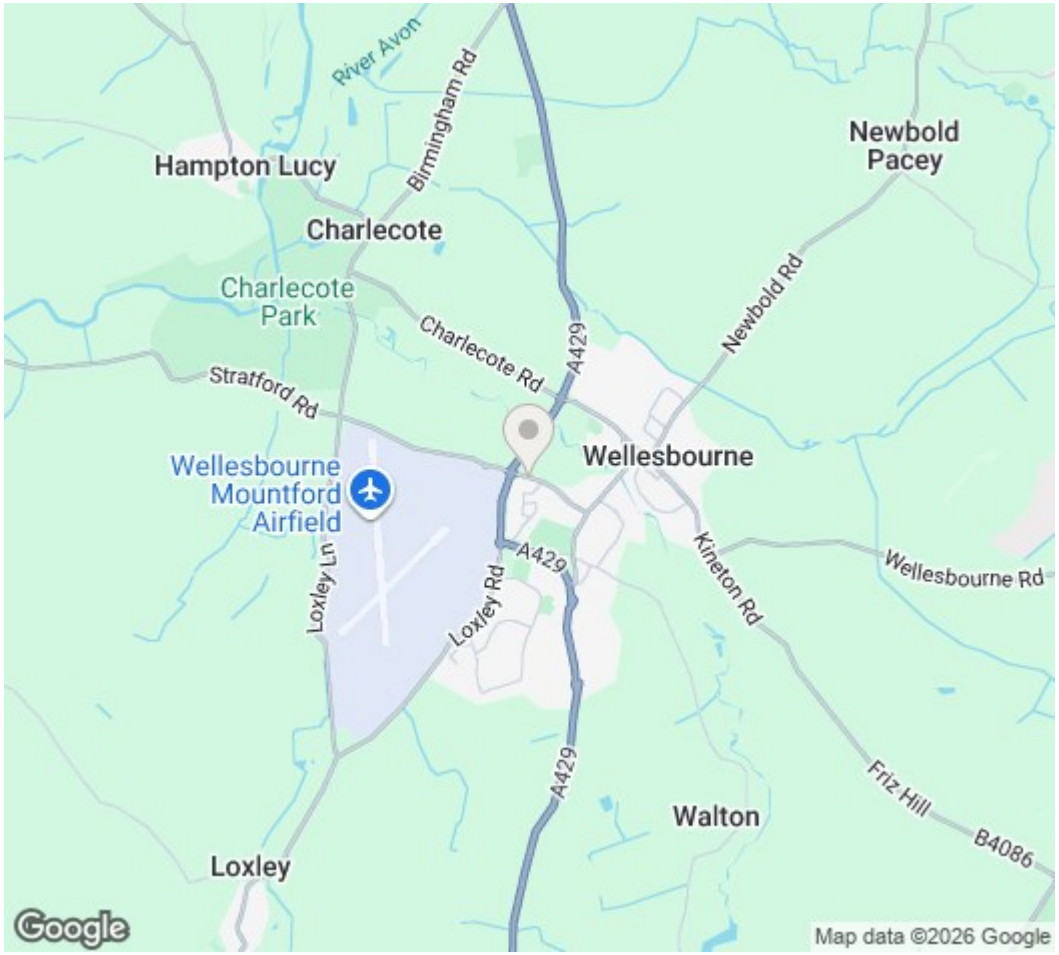
VIEWING: By Prior Appointment with the selling agent.

Flat 20, Salmon Court, Warwick, CV35 9SF

Floor Plan

Total floor area: 64.7 sq.m. (696 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



DISCLAIMER: HMR Homes Limited t/a Peter Clarke in association with Winkworth themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of HMR Homes Limited t/a Peter Clarke in association with Winkworth has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.

Multi-award winning offices
serving South Warwickshire & North Cotswolds

Warwick Road, Wellesbourne, Warwickshire, CV35 9ND
01789 841114 | wellesbourne@peterclarke.co.uk | www.peterclarke.co.uk

Peter Clarke
Winkworth