

First Floor

Approx. 62.2 sq. metres (670.0 sq. feet)



Total area: approx. 62.2 sq. metres (670.0 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

Values supplied were out of range. Please correct and resubmit.

15 Rohan Gardens, All Saints Road, Warwick, CV34 5NW

£52,000 Leasehold



- Retirement Apartment
- First Floor
- Favoured Views At The Rear
- Views Across The Centre Of Warwick
- Two Bedrooms
- Jack And Jill Shower Room
- Fitted Kitchen Area
- Living Area
- Attractive Juliet Balcony With Views

Communal front door with telephone security link opens into the communal reception hall with staircases and lifts to the first floor.

Apartment number 15

Private Entrance Hall

with two storage cupboards off.

Lounge/Dining Room

16' 7" x 10' 7" (5.06m x 3.22m) noticeably featuring double glazed double French doors opening with Juliet balcony affording attractive views across the school and Warwick beyond, coved ceiling, television point, underfloor heating system, telephone connection point and large archway through to the

Fitted Kitchen

10' 8" x 8' 2" (3.24m x 2.49m) with worksurface incorporating a Zanussi four ring electric hob and a 1 1/4 bowl single drainer, stainless steel sink with mixer tap and base units under. Freestanding fridge freezer available if desired, eyelevel wall cupboards with cooker hood, wood effect flooring, coved ceiling.

Bedroom One

14' 6" x 9' 10" (4.43m max x 2.99m max) with large double glazed windows overlooking the school and beyond, television aerial connection, power points and door through to the

"Jack And Jill" Wet Room

with large shower cubicle with adjustable shower, wash hand basin and low-level WC, tiled areas.

Bedroom Two

10' x 7' 4" (3.04m x 2.23m) double glazed window to the rear, telephone point, television point and power points.

DEVELOPMENT FACILITIES

Within the development there is a Laundry Room with a number of washing machines and tumble dryers available for the residents. A large Dining Restaurant with meals that can be purchased by residents and their guests.

There is a further Residents' Lounge with many chairs, sofas and seating areas together with tea and coffee making facilities and access to the communal gardens. There is a Manager's Office and other facilities are available such as hairdressing and footcare by appointment.

Agent's Notes

Council Tax Band "C".

Local Authority: Warwick District Council.

Viewing: Strictly by appointment through the Agents.

General Notes

All main services are connected except gas and we understand that the apartment enjoys electric, wet water under floor heating. The apartment is Leasehold and we understand that there is a 125 year lease (less 10 days) running from 22nd March 2013.

Shared ownership: the property is purchased under a 25% shared ownership arrangement, having been independently valued by an RICS Chartered Surveyor at the asking price of £208,000.

Warwick District Council and Care Provider is Housing & Care 21. We understand that any applicant will be required to by the Landlord to have an interview with the House Manger before acceptance of their application is agreed. Guest Room: Guests, we understand can request to reserve the Guest room at £15.00* per person per night. (*PRICES TBC)

Service Charge: £306.35pcm correct as at 2021. This figure includes hot water and the under-floor heating system but not personal electric consumed for lighting, cooking etc.

Support Charge: £21.00pcm.

Fuel Charge: £34.25 correct as at 2021.

Please note, when you re-sell the property, a 2.5% fee is due to the Landlords.

Rental of the remaining 75% owned by Housing & Care 21 is, we believe, £378.40 pcm.

Any personal care support packages are separately priced. However, the 24h / 7days a week Core Care Support Charge for you emergency calls inc neck pendant, is £17.80 per week.

Agent’s Notes

We believe the property is freehold and all main services are connected.

Council Tax Band

Local Authority: