



**MARGETTS**  
ESTABLISHED 1806

CHARTERED SURVEYORS • LAND AGENTS • ESTATE AGENTS • LETTING AGENTS

**Second Floor**

Approx. 63.2 sq. metres (680.5 sq. feet)



Total area: approx. 63.2 sq. metres (680.5 sq. feet)

**Energy efficiency rating for this property**

This property's current energy rating is B. It has the potential to be B.

[See how to improve this property's energy performance.](#)



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**36 Rohan Gardens, All Saints Road, Warwick, CV34 5NW**

Guide Price £150,000 Leasehold



\*\*\*PLEASE WATCH OUR VIDEO TOUR\*\*\* A lovely bright retirement apartment with far reaching views across Warwick and beyond. Two bedrooms, spacious wet room, large living room with Juliet balcony, and fitted kitchen. Independent living in the privacy of your own home, having the reassurance of 24 hour support as required from the on site care team, and a personal emergency alarm. Dedicated housing and care manager.

- Bright apartment with lovely views • Independent living and privacy • Reassurance of 24 hour Extra Care • Spacious two bedroom design • Good size living room and kitchen • Communal facilities and activities • Attractive communal gardens • Top floor apartment with 2 lifts • Close to shopping and bus stops • 75% share with no rent to pay

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Communal entrance with telephone security link to the apartment opens into the communal entrance hall and communal facilities. Lift gives access to the

## SECOND FLOOR COMMUNAL LANDING

where a private door opens to the apartment.

## SPACIOUS ENTRANCE HALL

with large shelved storage cupboard and further shelved linen cupboard.



## LIVING ROOM

18' 0" x 10' 7" (5.49m x 3.25m)

with telephone connection point, TV point, FM point and large double glazed French doors with matching side window opening to Juliet balcony with far reaching views including the towers of Warwick Castle and St Mary's Church.



## FITTED KITCHEN

10' 7" x 8' 1" (3.25m x 2.47m)

with roll edge worksurface extending around the room incorporating a Zanussi four ring electric hob and a single one and a quarter bowl drainer sink unit with mixer tap and range of base units under. Space and plumbing for washing machine, space suitable for a larder style fridge freezer, tall larder cupboard, eyelevel wall cupboard with cooker hood and further larder cupboard with electric oven and wooden effect flooring.



## BEDROOM ONE

14' 6" x 9' 7" (4.42m max x 2.94m max)

with attractive views across Warwick and beyond, alarm pull and telephone connection points, television connection point and door opening to the



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### VALUATIONS & SURVEYS FOR PURCHASERS

As Chartered Surveyors we conduct a range of surveys and Valuation Reports for prospective purchasers, including RICS Homebuyer Reports and Valuation Condition Reports. Please telephone us for an informal discussion and competitive fee quotation which we trust will meet your survey requirements. We are, of course, precluded from undertaking surveys on properties that Margetts Warwick Limited are offering for sale.

### NOTICE

These particulars do not constitute or form part of any offer, or contract, and a prospective purchaser must not rely on any statement made herein or made verbally as representative of any fact. Prospective purchasers should make their own inspections and survey and satisfy themselves as to the correctness of all such statements. Neither the agents, the owner, nor any other persons have any authority to make or give any representation or warranty whatsoever in relation to the property. No responsibility is accepted for any error or omission.

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## **BEDROOM TWO**

10' 0" x 7' 3" (3.07m x 2.23m)



## **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 well kept and attractive communal gardens. There is a Manager's Office and other facilities are available such as hairdressing by appointment.

## **LARGE WALK-IN SHOWER ROOM/WET ROOM**

with fully tiled shower area with adjustable shower, wash handbasin and low-level WC with concealed cistern, large towel rail and separate return door to the entrance hall.



## GENERAL INFORMATION

All main services are connected except gas and the apartment enjoys under floor heating. The apartment is Leasehold with 125 years less 10 days from the 22nd March, 2013.

The structure of the property benefits from an NHBC (National House-Building Council) "Buildmark Choice" insurance certificate, until 19th March 2025.

Shared ownership: the property is purchased under a 75% shared ownership arrangement, having been independently valued by an RICS Chartered Surveyor for the full 100% at £200,000 and no other rent is payable.

Ground Rent is £150.00\* per annum.

Freeholder and Care Provider is Housing & Care 21. We understand that any applicant will be required to by Housing and Care 21 to have an interview with the House Manager 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.

Service Charge: £389.14 monthly (£4,669.68 annually) to cover maintenance of building, communal areas and ground rent

Support Charge £27.12 monthly (£325.44 annually) provision of support equipment (wall mounted display and lifeline pendant)

Utility Charge £122.19 monthly (£1,466.28 annually) to cover water and gas underfloor heating.

Wellbeing charge ("Core Support") £84.58 monthly (£1,014.96 annually) 24 hour presence of carers on site.

Administration charges payable to Housing 21 if property is resold:-

Admin fee payable by the vendor on resale of flat £588.00 (Lower of £490 + VAT = £588, or 0.5% + VAT)

Nomination fee £1,308.00 (Lower of £1,090 + VAT or 1% + VAT) only payable if Housing 21 find the buyer.

Viewings strictly by prior appointment through the agents.