

Peter Clarke



Apartment 16, Salmon Court Stratford Road, Wellesbourne, Warwick, CV35 9SF

- First floor apartment
- Living - dining room
- Kitchen
- Large double bedroom with walk in wardrobe
- Shower room
- Homeowners lounge for all residents
- Lift to all floors
- Communal gardens
- Guest suite
- Communal laundry room



£185,000

#### ACCOMMODATION

Entrance leading into the hallway equipped with an intercom system and access to a walk-in storage and boiler cupboard. Proceeding into the dual-aspect living and dining room, which allows plenty of natural light from two front facing windows and features a Juliette balcony on the side that offers views of open fields. There are provisions for a TV and telephone connection. The 'L' shaped layout provides ample space for a dining table. Door into the kitchen area which is fitted with cupboards and work surfaces. Inset stainless steel sink and drainer with window overlooking the front aspect. Integrated fridge-freezer, eye level oven, hob with extractor above and dishwasher. From the hallway into a spacious primary bedroom with window overlooking front aspect. There is a door leading to a walk-in wardrobe that features fitted shelving and hanging space, along with an additional versatile area suitable for extra wardrobes, a dressing area, or a reading nook, among other uses. The wet room has floor to ceiling tiling with shower door, shower unit, wc and vanity wash hand basin. Wall mounted heated towel rail and extractor fan.

#### HOMEOWNERS COMMUNAL LOUNGE

A large space on the ground floor with plenty of seating areas to socialise with your neighbours and friends and also has access to a kitchen area.

#### OUTSIDE

Accessed from the communal lounge, a secure and well-maintained landscaped gardens offering semi rural views, primarily laid to a lawn with established borders with a patio that includes a seating area. The complex benefits ample parking facilities to the front set back behind gates. Salmon Court operates a parking permit scheme for designated homeowners wishing to purchase a permit. There are designated car parking spaces designated for visitors to park.

#### GENERAL INFORMATION

**TENURE:** The property is understood to be Leasehold with 87 years remaining. This should be checked by your solicitor before exchange of contracts.

**CHARGES:** There is an annual ground rent of £425 and an annual service charge of £4,507.52. 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.

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

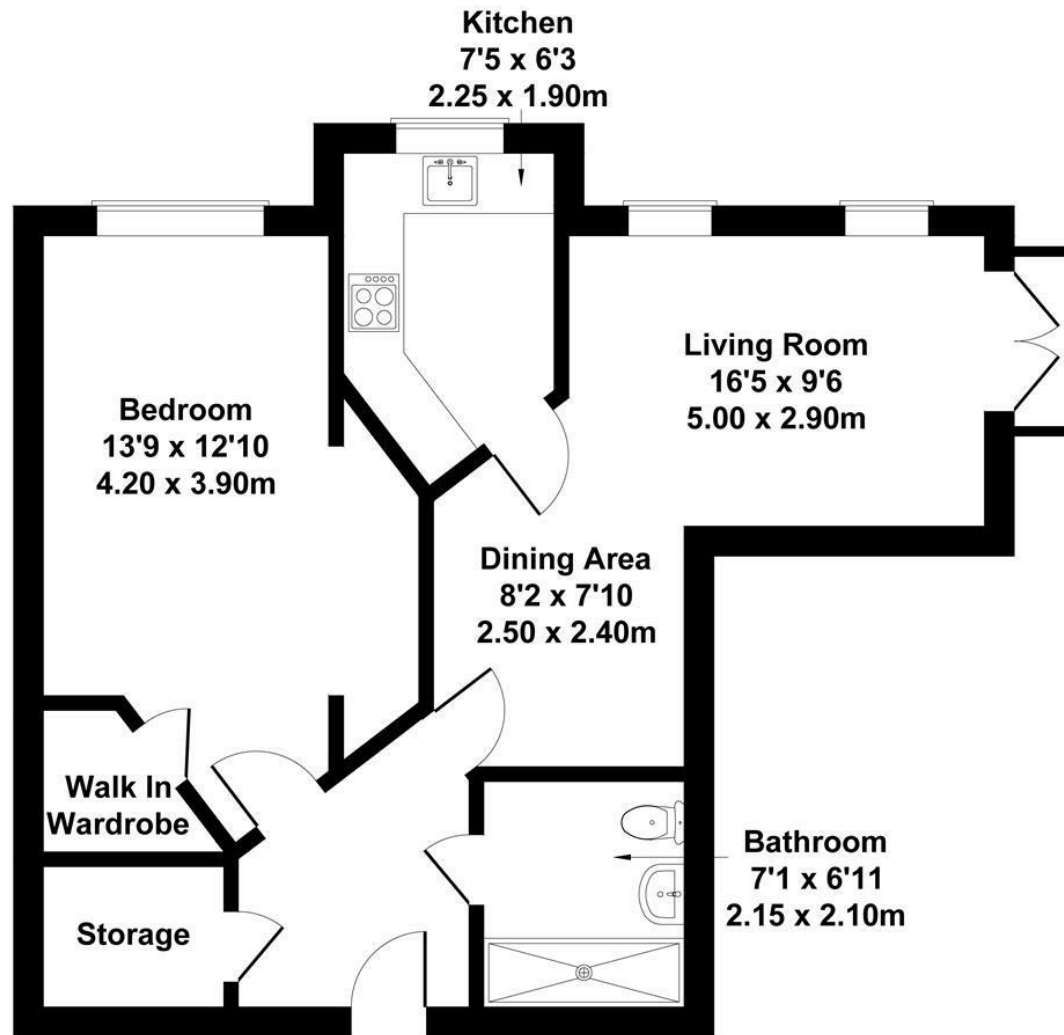
**RIGHTS OF WAY:** The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

**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.

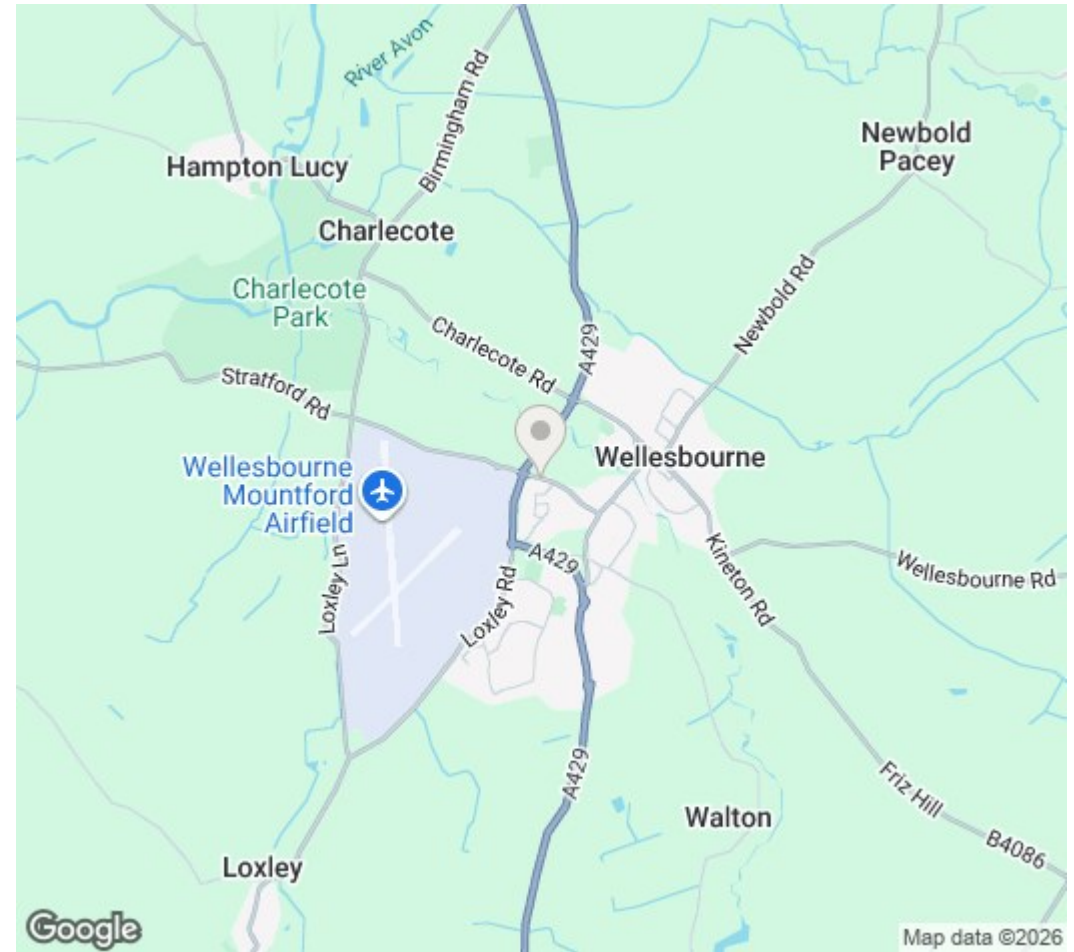
**VIEWING:** By Prior Appointment with the selling agent.





Approximate Gross Internal Area = 60 sq m / 646 sq ft

Illustration for identification purposes only,  
measurements are approximate, not to scale.



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