

Peter Clarke



17 Salmon Court, Stratford Road, Wellesbourne, Warwick, CV35 9SF

£179,950

WELLESBOURNE is a large village conveniently situated approximately 6 miles equidistant from the historic towns of Stratford upon Avon, Warwick and Leamington Spa. Wide range of local amenities within the village include a variety of shops, Co-Op, Sainsbury's, Churches, Library, Post Office, Medical Centre, Dentist, Garages, Local Inns and primary/junior school. Access to the M40 motorway and the Midlands Motorway network is from Junction 15 at Longbridge, approximately 4 miles away together with Warwick Parkway railway station with regular trains to London Marylebone and more local services.

SALMON COURT is a complex of just 22 quality apartments built by McCarthy & Stone for "Later Living". Well situated within the village with communal gardens to the rear backing on to open fields. Large Communal lounge with regular activities, laundry room, mobility scooter charging room. Guest suite. House manager and 24 hour emergency call system. Lift.

ENTRANCE HALL A welcoming reception hall having further door to useful storage cupboard housing the hot water cylinder. Door leading to:

LIVING ROOM 16' 02" x 21' 06" (4.93m x 6.55m) Room sizes subject to sloping ceilings. A comfortable main reception room, boasting semi-rural outlook to the rear elevation over fields. The focal point of the room being a feature electric fireplace, with space ideal for dining area and door to:

KITCHEN 7' 09" x 6' 11" (2.36m x 2.11m) Having tiled flooring extending to a range of floor and wall mounted storage units, roll top work surfacing incorporating sink with drainer and ceramic hob with extractor hood over. The kitchen further benefits from integral fridge/freezer and oven. Having Velux window allowing for natural light.

BEDROOM 10' 08" x 16' 03" (3.25m x 4.95m) Room sizes subject to sloping ceilings Having window to rear elevation with semi-rural outlook. Door to useful walk-in wardrobe with fitted shelving and hanging space.

BATHROOM Having floor to ceiling tiling and having a white suite, comprising: Low flush WC, pedestal wash hand basin and a walk-in shower with glazed shower screen. Heated towel rail to one side.

DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) 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; (ii) 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. (iii) we have not carried out a detailed survey and/or tested services, appliances and specific fittings (iv) no person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property (v) 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.

GENERAL INFORMATION

TENURE: We are informed the property is Leasehold with a term of 125 years from 1st June 2012 with an annual ground rent which we are awaiting verification on. Purchasers should check this before proceeding.

SERVICES: We have been advised by the vendor there is a service charge per annum which we are awaiting verification on. We are advised that there is mains electricity, water and drains connected to the property. However, this must be checked by your solicitor before exchange of contracts. We have also been advised that there is a service charge of £3,396 per year, although we have not seen evidence, this must be checked by a legal representative.

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.

DIRECTIONS: From our office go right along Warwick Road and bear right on to the one way system into Bridge Street. Continue along Bridge Street past the Stag's Head Inn and turn right into Stratford Road. Salmon Court can be found commanding a prominent position along on the right hand side

VIEWING: By Prior Appointment with the Selling Agents.

REGULATED BY RICS



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Peter Clarke

Six offices serving South Warwickshire & North Cotswolds