Two bed, retirement apartment

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

MARGETTS
ESTABLISHED 1806

Guide Price £50,000 for 25% Share

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*****UNDER OFFER***A rare opportunity to acquire a ground floor purpose-built retirement apartment with attractive French doors opening onto the communal gardens and patio, forming part of the sought-after retirement development with optional care packages available.**

Communal Entrance

Security doors with intercom system opening to the communal facilities and reception areas. Further security door opens to entrance hall to the ground floor apartments.

Private front door opens into the

Spacious Entrance Hall

with alarm pull, doors opening to 2 large storage cupboards.

Lounge/Dining Room

17'11" x 10'7"
with double glazed French doors and matching side window leading to a Juliet balcony with views across the garden and Warwick beyond, t.v. connection point, telephone connection point, satellite connection point, coved ceiling, wall mounted thermostat, further telephone connection point and an opening through to the kitchen.

Fitted Kitchen Area

10' 8" x 8' 2" (3.24m x 2.48m) with dark rolled edge work surfacing having matching upstands and inset Zanussi four ring electric hob, together with 1 1/4 bowl single drainer stainless steel sink unit. Range of base units under space for appliance. Range of eyelevel wall cupboards with cooker hood, tall larder cupboard incorporating the Zanussi Electric oven and further tall larder cupboard next to the space for a larger style fridge freezer. Underfloor heating system in the apartment.

Bedroom One

14' 6" x 9' 10" (4.42m max x 3.00m max) with double glazed window overlooking the communal garden, television aerial point, telephone connection point and the measurements include a fitted three door wardrobe and cupboards with hanging rails and shelves. Freestanding dressing table and tallboy available at separate negotiation.

Jack and Jill Shower/Wet Room

which can be accessed from the entrance hall and the bedroom which has large shower area with adjustable shower and curtain, wash hand basin and low-level WC, medicine cabinet and light with mirror, large tiled areas and return door to the entrance hall.

Bedroom Two

10' 2" x 7' 3" (3.09m x 2.21m) with numerous power points together with telephone point and television aerial point. Double glazed opening window overlooking the communal garden.

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 INFORMATION

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.
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 25% shared ownership arrangement, having been independently valued by an RICS Chartered Surveyor at the asking price of £205,000.
The Care Provider is Housing & Care 21. We understand that any applicant will be required 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 £20.00 per person per night.
Service Charge: £389.14pcm to cover maintenance of building, communal areas and ground rent.
Support Charge: £27.12 per month provision of support equipment (wall mounted display and lifeline pendant)
Utility Charge: £122.19 per month to cover water and gas underfloor heating.
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 £513.74 pcm.
All of the above amounts to £1,052.19 pcm
In addition the Core Support charge is a set fee of £107.40pcm, additional hours for care beyond that are charged at £21.52 per hour.

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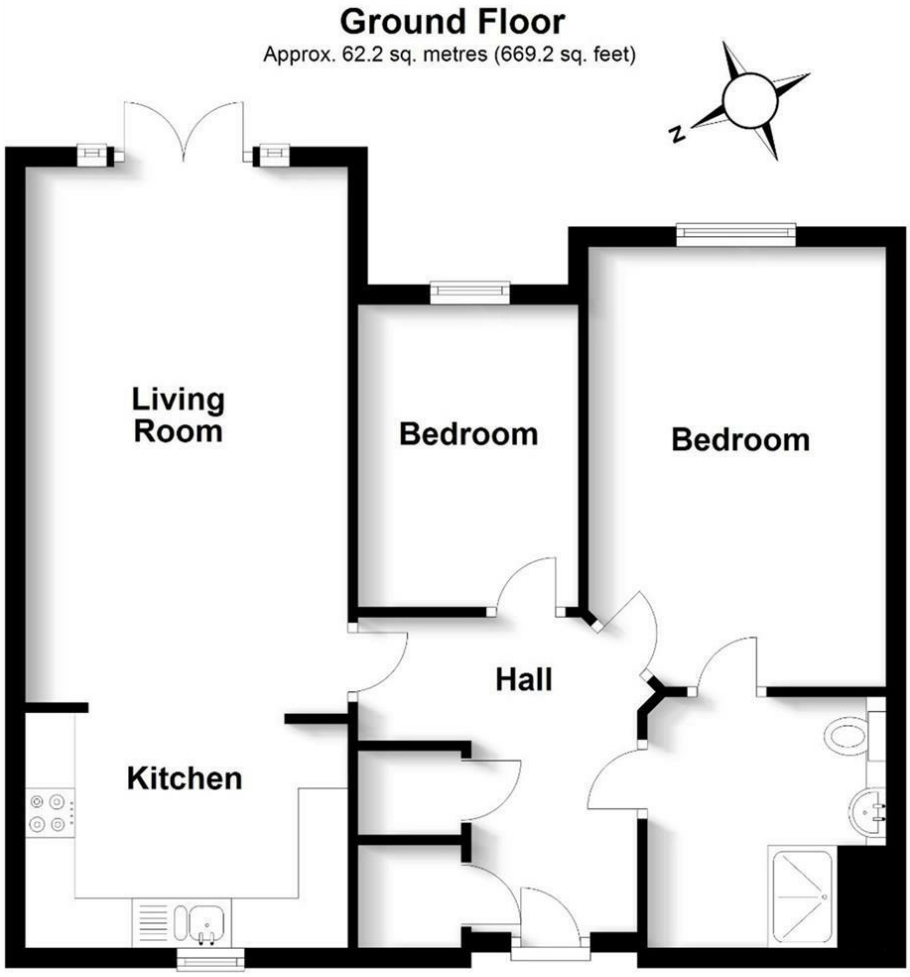
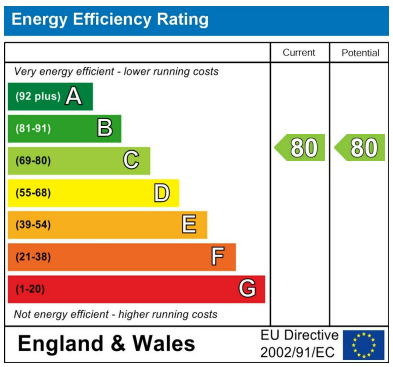


Total area: approx. 62.2 sq. metres (669.2 sq. feet)

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



CONTACT

12 High Street
Warwick
Warwickshire
CV34 4AP

E: sales@margetts.co.uk

T: 01926 496262

www.margetts.co.uk

MARGETTS
ESTABLISHED 1806