



ALL SAINTS ROAD WARWICK, CV34 5NW

30% SHARED OWNERSHIP £61,500
LEASEHOLD

Set within a modern development in the heart of Warwick, this attractive two-bedroom first floor retirement apartment offers an excellent opportunity to purchase a 30% share with no onward chain.

ALL SAINTS ROAD

- First Floor Apartment • 30% Share with Option To Buy More • On Site Communal Facilities • Exclusively For Over 55's • Lift Access • No Chain • Communal Gardens • 2 Double Bedrooms • On Site Manager



Set within a modern development in the heart of Warwick, this attractive two-bedroom first floor retirement apartment offers an excellent opportunity to purchase a 30% share with no onward chain.

The property forms part of a well-maintained community managed by Housing & Care 21, with the reassurance of an on-site Manager and optional care services available if required.

Residents benefit from access to superb communal facilities, including a comfortable lounge, dining room, hair salon, laundry room, and well-kept gardens – all designed to support a sociable, independent, and low-maintenance lifestyle.

This property is exclusively available to those aged 55 and over. There is also the option to purchase additional shares up to 70%, and if 75% or more ownership is achieved, rent charges no longer apply.

Apartment Details:

-Access to the first floor is provided via a lift for convenience. Upon entering the apartment, you are welcomed into an inviting hallway complete with fitted storage that leads to all other rooms within the home, creating a warm and practical flow throughout.

-The apartment features a modern, fully fitted open-plan kitchen, complete with a range of contemporary wall and base units. It is finished with an integrated electric oven, hob, along with space for freestanding white goods.

-The lounge is bright and spacious, featuring a Juliet balcony that allows natural light to flood the room and creates an airy, welcoming atmosphere.

-Both bedrooms are generously sized doubles, situated at the rear of the apartment and offering pleasant, tranquil views.

-The bathroom is conveniently accessed from both the hallway and the main bedroom and is fitted with a low-maintenance wet room, combining practicality with modern design.

Important Property Information:

Service Charge: £404.22 per month

Ground Rent: £150 per annum and on 31.12.37 will increase to £225 (currently housing 21 does not recover this fee)

Rent: for 70% of lease is £487.71 per month (rent increases annually in April)

Support/Intensive Housing Management Charge: £24.25

Utility Charge: £5.41 per month

Tenure: Leasehold (113 years remaining)

Council Tax Band: C

Local Authority: Warwick District Council

EPC: C

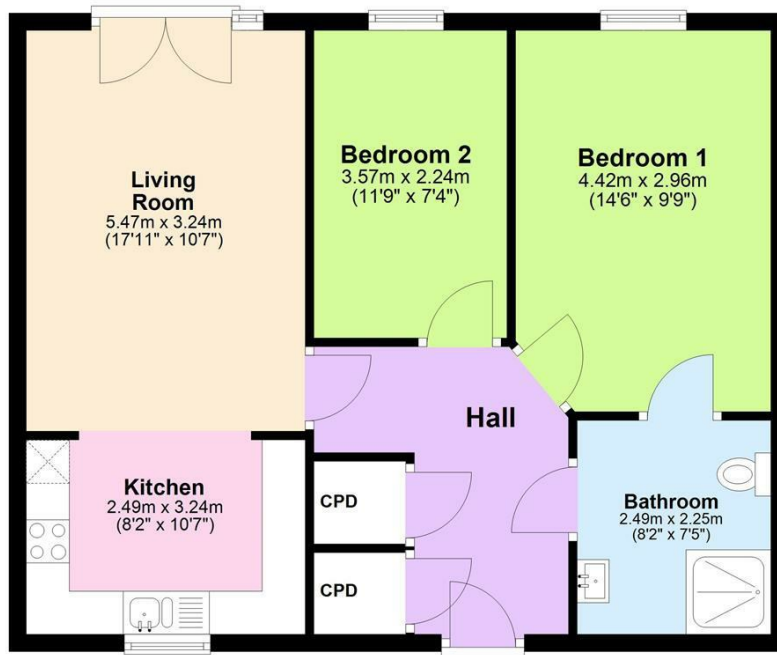


ALL SAINTS ROAD



Ground Floor

Approx. 64.0 sq. metres (688.7 sq. feet)



Total area: approx. 64.0 sq. metres (688.7 sq. feet)

This plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed and cannot be relied upon for any purpose, and they do not form any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon own inspection(s). Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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