



Connells

Montgomery Court Coventry Road
Warwick



Property Description

This light and airy, one bedroom retirement property in brief comprises, a spacious lounge with plenty of light, separate kitchen, double bedroom with built in wardrobes and a shower-room. There is also a guest suite, lovely communal gardens and residents parking. The property has recently had new carpets through-out.

Coventry Road is walking distance into the historic Warwick town centre and its famous Warwick Castle. Warwick is a market town which offers a great selection of High Street & independent shops as well as a wide range of restaurants, bars and coffee shops. Warwick is a lively town which hosts an annual food and drink festival, weekend markets and other local events.

The location is perfect for travel links as it is a short drive to the M40 and Warwick Parkway park and only a short 4 minute walk to Warwick train station.

Approach

Being located off the Coventry Road into a private car park where parking is upon request. Via communal entrance door into the reception and residents lounge. Stairs and lift rising to all floors. This apartment is located on the **SECOND** floor with its own private entrance door leading into:

Entrance Hall

Door to front, cupboard housing hot water tank, hallway doors to:

Lounge

10' 9" x 18' 5" (3.28m x 5.61m)

Double glazed window, fireplace and carpeted flooring.

Kitchen

5' 6" x 8' 10" (1.68m x 2.69m)

Fitted with a range of wall and base units with work surface over, sink and drainer, tiling to splashback, electric oven, electric hob with cooker hood over, space for undercounter fridge, space and plumbing for washing machine, double glazed window.

Bedroom

8' 6" x 15' 5" (2.59m x 4.70m)

Double glazed window, mirror wardrobe and carpeted flooring.

Shower Room

Low level flush WC, shower cubicle and wash hand basin.

Outside

Communal car park.

Communal Gardens

There is a beautifully maintained communal garden mainly laid to lawn with mature shrub and flower borders, paved patio area, seating area and pathway leading through the gardens.

Montgomery Court

The Montgomery Court Development is within a short walk of the historic town centre. In a highly convenient location with local amenities including shops, Priory and St Nicholas Park, railway station, hospital and bus service and was built by the quality builders McCarthy and Stone in 2001. The Development consists of one and two bedroom retirement apartments spread over three floors.

As well as having your own private living accommodation there a host of additional features that Montgomery Court offers.

There is a communal lounge where residents can gather and attend regular social activities, or enjoy the beautifully maintained gardens surrounding the development.

There is a guest suite so that relatives who live far away can visit residents and stay close by subject to availability.

There are also laundry facilities, a House Manager and a 24 hour careline system.

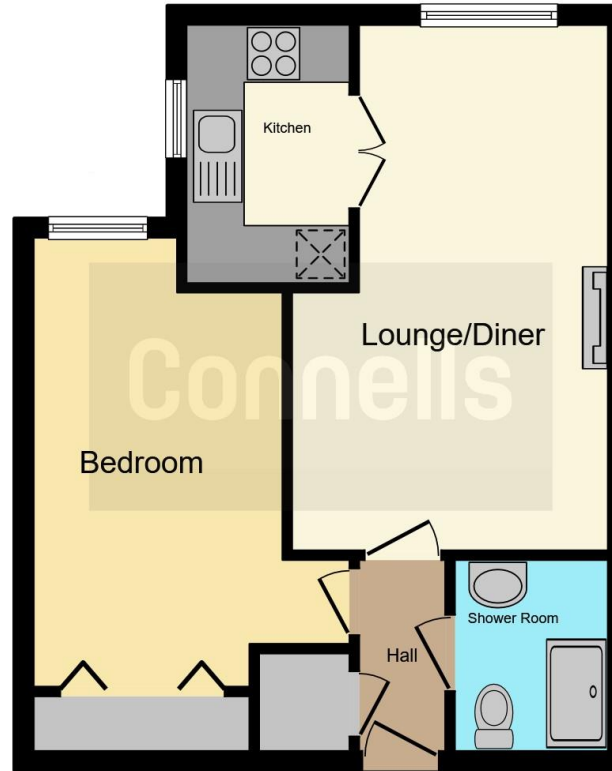
Agents Notes

We currently hold lease details as displayed above, should you require further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.









This floor 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, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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14 High Street
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EPC Rating: B

Tenure: Leasehold

view this property online connells.co.uk/Property/WAR106774

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Mar 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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