

**1 Bed  
Flat  
located in**

**Montgomery Ct Coventry  
Road  
Warwick  
CV34 4LQ**

  
**MARGETTS**  
ESTABLISHED 1806

**Price Guide £87,500**



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## Price Guide £87,500

UNDER OFFER - Forming part of a premier, residential retirement development, this much larger than the average (539sqft) ground floor apartment enjoys views to the front and offers well presented one bedroom, retirement (60 plus) accommodation.

### Entrance

Communal front door with telephone security link to the apartments opens into the communal Entrance Hall and delightful residents Lounge.

Private door opens to the apartment:

### Spacious, private Reception Hall

with Creda electric night storage heater, coved ceiling, alarm pull. Off the Entrance Hall, there is a useful, deep walk-in storage/airing cupboard with insulated hot water cylinder (new November 2021).

### Shower room

with a shower cubicle with adjustable shower, wash hand basin with vanity cupboard under, low-level WC, full height tiling on all wall, Creda electric fan heater, extractor fan, small heated towel rail.

### Lounge, dining room

17'6" x 11'2" maximum reducing to 8'9"

with electric night heater, alarm pull, coved ceiling, double glazed French door with matching side window opening onto the small front patio. Double, opening doors lead through to the:

### Fitted kitchen

8'11" x 5'8"

with roll edge work surfacing around the room, incorporating an electric 4 ring hob and a single drainer stainless steel sink unit. Base units beneath with two spaces for appliances, such as fridge and separate freezer. Eyelevel wall cupboards with cooker hood. Two large cupboard incorporating the Electrolux electric oven. Coved ceiling and double glazed window to the front, Creda wall mounted fan heater.

### Much larger than the average double bedroom

19'7" (including wardrobes) reducing to 9'10" x 12

with coved ceiling, electric night storage heater, double glazed window to the front and the dimensions exclude a large mirror fitted wardrobe with hanging rail and shelf.

### The Development

Montgomery Court enjoys a number of great communal facilities, such as a residence lounge, laundry facilities and guest bedroom suite available for hire for visiting guests. The property enjoys delightfully maintained communal gardens together with a secret garden and a communal carpark.

### GENERAL INFORMATION

We believe the property has all main services connected except gas.

We understand the property has 125 year lease starting on the 1st of March 2001

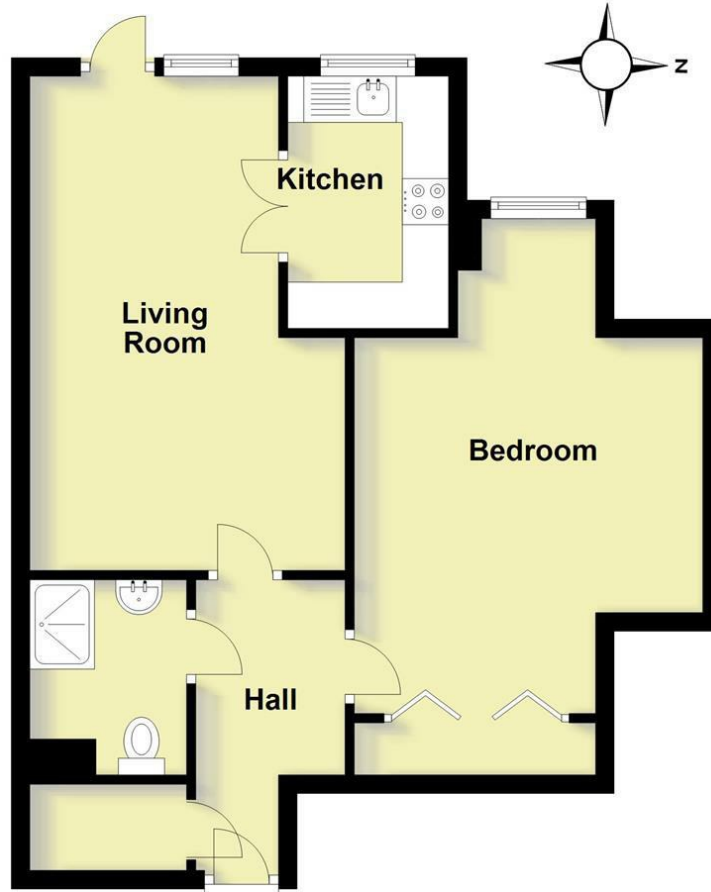
We are currently waiting service charge and ground rent charges.

We understand one purchaser should be aged 60 or above, and will be interviewed by the management company.



## Ground Floor

Approx. 50.1 sq. metres (539.0 sq. feet)



Total area: approx. 50.1 sq. metres (539.0 sq. feet)

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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		79	82
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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