



**2 Bed  
Apartment  
located at**

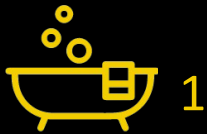
**34 St Johns Court  
Off Coten End  
Warwick  
CV34 4NJ**

  
**MARGETTS**  
ESTABLISHED 1806

**Price Guide £190,000**



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## Price Guide £190,000

A beautiful, refurbished and much improved ground floor two bedroom apartment with much sought-after LONG extended lease and single garage. This apartment is a beauty! Not to be missed.

### Communal Entrance

communal front door opens into a communal Entrance Hall, with door of the rear to give ease of access to the washing line, garden and garages etc. Private door opens to the apartment.

### Private Entrance Hall

with wood effect flooring and door opening to a boiler cupboard with slatted wood shelving and modern replacement insulated hot water cylinder

### Living Room

15'3" x 12'5"

with double glazed window overlooking the communal garden and central green, wood affect flooring, electric night storage heater, television point.

### Beautiful Fitted Kitchen

10'5" x 8'4"

with dark square-edge work surfacing with matching up-stands and inset single drainer sink with mixer tap. Bosch electric four ring hob with range of base units beneath incorporating the slimline dishwasher and the washing machine. Range of eyelevel wall cupboards incorporating the cooker hood. Two tall larder cupboards incorporating the Zanussi electric oven and separate microwave, and, larder style integrated fridge/freezer. The Work surfacing also provides a handy breakfast bar. Wood affect flooring and double glazed window.

### Bedroom 1 - Front

13'1" including wardrobes by 10'11"

with double glazed window again with delightful garden views, television point, electric storage heater and a full height, full width range of fitted wardrobes.

### Bedroom 2 - Rear

8'7" x 5'11"

with double glazed rear window, and wood effect flooring.

### Beautifully appointed bathroom

has a white suite with panelled bath having mixer tap and adjustable shower with screen over, wash hand base set in vanity unit with mixer tap and base unit beneath, low level WC and concealed cistern. Heated towel rail, extractor fan and obscured double glazed window.

### OUTSIDE

St John's Court is well known for its well-maintained communal gardens and areas, which includes established trees and bushes together with shaped lawns and pathways leading through the development.

### SINGLE GARAGE

Single garage on block with up and over door.

### GENERAL INFORMATION

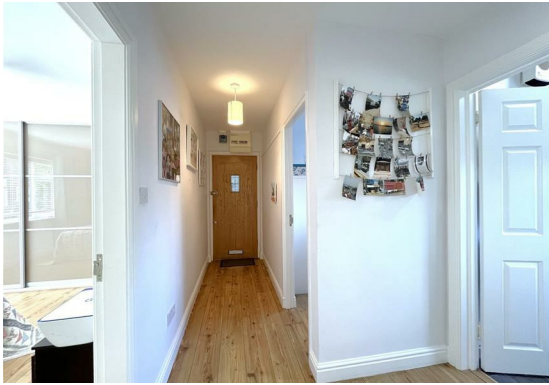
The property has an extended lease of 215 Years from 25th March 1978  
Ground Rent is £80 per annum.

Service Charge is £806.29 from 24.6.24 to 24.12.24 (Annual Service Charge is £1,612.58 pa)

Reserve Fund is £69.44 from 24.6.24 to 24.12.24 (Reserve Fund is £138.88 pa)

All mains services are connected except gas.



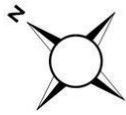






**34 St Johns Court, Off Coten End, Warwick, CV34 4NJ**





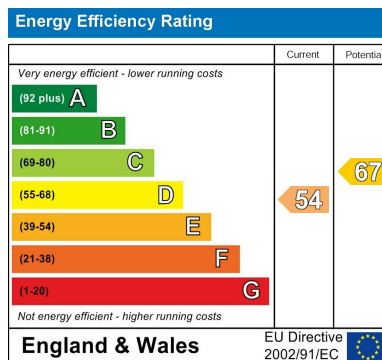
## Ground Floor

Approx. 57.2 sq. metres (616.2 sq. feet)



Total area: approx. 57.2 sq. metres (616.2 sq. feet)

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



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