



**1 Bed Flat
located at**

**70 St Johns Court
Coten End
Warwick
CV34 4NL**


MARGETTS
ESTABLISHED 1806

Price Guide £135,000

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Introduction

Communal parking, double glazing, night storage heating. Warmly recommended by the agents.

Communal Entrance Hall

Communal front door with telephone security link opens into the

Communal Hallway

Private door opens into the Apartment.

Private Entrance Hall

with night storage heater, coved ceiling and telephone security phone.

Living Room

15'2" x 11'5"

with electric night storage heater, television aerial socket, double glazed window and coved ceiling.

Kitchen

9'0" x 6'7"

with wood effect roll edge work surfacing incorporating a one and 1/4 single drainer sink unit with mixer tap and base units beneath. Recess for cooker, recess and plumbing for washing machine, further space for undercounter appliance and two eyelevel wall cupboards. Sliding door opens to further storage cupboard with hot water cylinder and slatted wood shelving.

Double Bedroom

10'6" x 11'11"

with double glazed window, and coved ceiling.

Bathroom

has a white suite with panelled bath having a Triton adjustable shower over, wash hand basin, shaver point, low level WC, tiled splashbacks, obscured double glazed window and wall mounted electric heater.

Outside

There are well maintained communal gardens and communal parking areas.

GENERAL INFORMATION

The property is Leasehold. The Lease is dated 16th November, 2022 with a term of 175 years from 25th March, 1978. Service Charge and Ground Rent to be confirmed.

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Offered with immediate vacant possession. This freshly decorated one bedroom, ground floor apartment is located in a sought-after town centre development with well-maintained communal grounds.





Ground Floor

Approx. 42.0 sq. metres (451.6 sq. feet)



Total area: approx. 42.0 sq. metres (451.6 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) A			
(81-91) B			
(69-80) C			75
(55-68) D	62		
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

CONTACT

12 High Street
Warwick
Warwickshire
CV34 4AP

E: lettings@margetts.co.uk

T: 01926 496262

www.margetts.co.uk

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