



**1 Bed
Apartment
located in**

**39 Montgomery Court,
Coventry Road
Warwick
CV34 4LQ**


MARGETTS
ESTABLISHED 1806

Price Guide £85,000

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Much larger than average, top floor, one bedroom retirement apartment. Benefitting from lift access, huge master bedroom/dressing area, living room, kitchen with window and bathroom with shower above the bath. The property offers delightful views, beautiful gardens, communal parking and is situated in one of the county towns sought-after retirement developments.

Communal entrance with telephone link to the apartment opens into the communal entrance hall and residents' lounge.

Lift or staircase takes you to the top floor.

Private door opens to the apartment.

Private entrance hall with deep walk-in airing/linen cupboard off.

APARTMENT BATHROOM

with panel bath, low level WC, wash hand basin and bath with adjustable shower, extractor fan, tiling to full height on all walls.

LOUNGE/DINER

17'9" x 11'1" max

with window affording attractive views across the garden, TV point, FM radio point, night storage heater, telephone connection point, and coved ceiling.

KITCHEN

8'11" x 5'8"

with roll edge work surfacing having base units beneath and eye level wall cupboard. Electric cooker, electric hob, and cooker hood. Two under counter spaces for appliances. Double glazed window to the side.

LARGE BEDROOM

17'7" max inc wardrobe x 8'6" max into door recess

with night storage heater, coved ceiling, double door mirrored built-in wardrobe, TV point and FM radio point.

DRESSING AREA

8'2" x 5'11"

with large double window overlooking the garden and television connection point.

GENERAL NOTES

The property is leasehold with a Lease of 125 years, start date 22nd February, 2022 (102 years remaining).

Service charge £3,205 per annum.

Ground rent £774.39 per annum.

We understand there are a number of communal facilities which include a guest suite for hire, communal laundry, refuse area, and residents lounge.

There are also communal parking areas and well-maintained gardens.

Council Tax B.

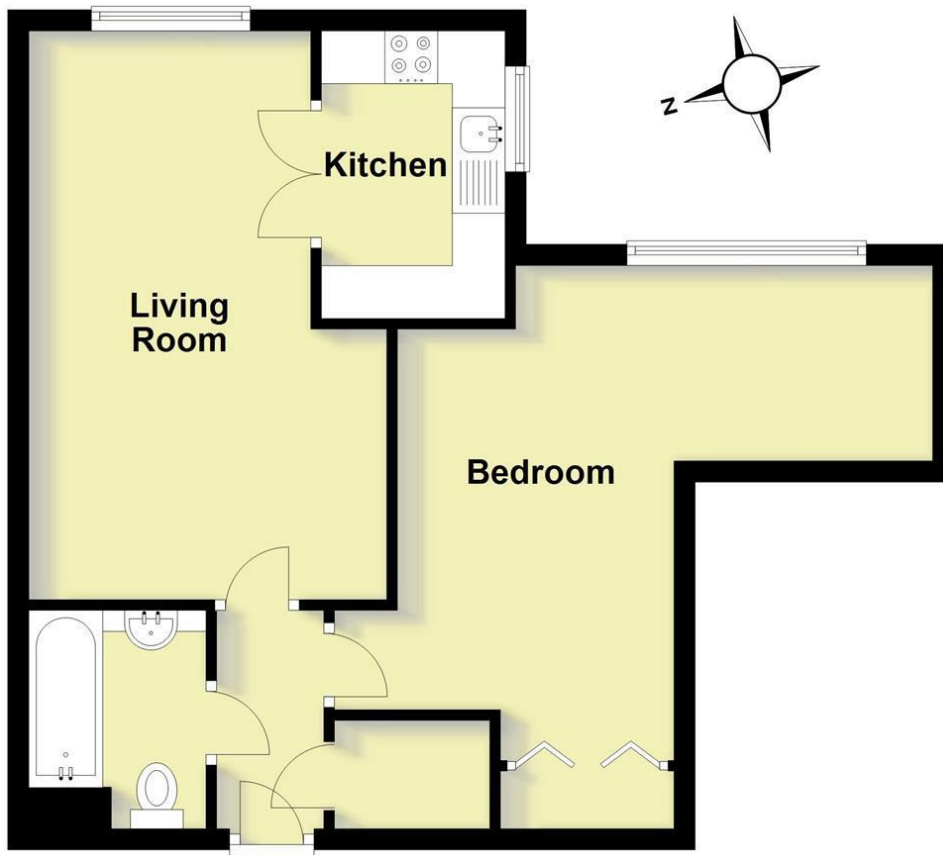
Age Restriction of 60 years.

Additional fees payable on sale or letting - 2%



Second Floor

Approx. 47.2 sq. metres (507.8 sq. feet)



Total area: approx. 47.2 sq. metres (507.8 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		80	80
(69-80) C			
(55-68) D			
(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: sales@margetts.co.uk

T: 01926 496262

www.margetts.co.uk



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