



1 Bed Apartment

21 Healey Court Coten End
Warwick
CV34 4XP


MARGETTS
ESTABLISHED 1806

Price Guide £115,000

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UNDER OFFER ...One of the best located, one bedroom, ground floor apartment in this purpose built retirement development with patio doors onto the communal garden, and enjoying a Westerly sunny aspect. The apartment has a newly installed kitchen, shower room and fitted units to the bedroom. This over 55 retirement home is highly sought-after and highly regarded.

Communal front door with security link opens into the communal entrance hall together with all the communal facilities.

Private door to apartment 21.

RECEPTION HALL

with alarm pull and door opening to a large linen cupboard with slatted wood shelving and ARISTON water heater.

FURTHER SHELVED STORAGE CUPBOARD

LIVING ROOM/DINER

17'0" x 10'4"

with feature fire setting with hearth and surround, and electric night storage heater. (We understand there is cabling for sky, together with television aerial connection point and SM connection point). Coved ceiling, sliding double glazed patio doors opening onto the patio and communal gardens and enjoying a Westerly aspect.

RECENTLY REFITTED KITCHEN

6'6" x 7'4"

with newly installed worktop and units having worktop extending around the room and incorporating a single drainer sink and mixer tap and AEG electric hob. Base cupboard beneath incorporating the double oven and range of eyelevel wall cupboards with under unit lighting. Task splashback, tall cupboard incorporating the integrated refrigerator.

BEDROOM

16'4" max inc wardrobes x 8'10"

with coved ceiling, large built-in mirrored double door wardrobe with hanging rail and shelf, electric night storage heater and double glazed window and further bedroom units.

REFITTED SHOWER ROOM

has a large walk-in tiled shower cubicle with adjustable shower, wash hand basin with mixer tap, and cupboard beneath, low level WC, heated towel rail and extractor fan.

OUTSIDE

The property enjoys well maintained communal gardens.



COMMUNAL FACILITIES

There are many communal facilities. Healey Court also enjoys a sizeable residents' lounge, separate reading library, washroom and laundry facilities, together with a guest suite available to be rented on a night by night basis. We also understand there is a house manager working weekdays.

GENERAL INFORMATION

The property is leasehold and the Lease is for 99 years which started on 1st April, 1989 (64 years remaining).

Service charge - £2,607.86 per annum.

Ground rent - £216.18 per annum.

All main services are connected except gas.





Ground Floor

Approx. 43.6 sq. metres (469.4 sq. feet)



Total area: approx. 43.6 sq. metres (469.4 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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