



Superb, ground floor, 1 bed, retirement apartment.

**9 Healey Court Coten End
Warwick
CV34 4XP**


MARGETTS
ESTABLISHED 1806

Price Guide £125,000

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A rare catch! Totally refurbished and benefiting from an extended lease. This superb ground floor retirement apartment enjoys its own patio doors onto the garden whilst benefiting from new carpets, new decor throughout, superb new kitchen and shower room. This is a highly popular retirement development and viewing is warmly recommended.

Communal front door with intercom system to each apartment opens into the communal entrance hall and the many residents facilities.

Private door opens into the

PRIVATE RECEPTION HALL

with coved ceiling, doors off to a useful storage cupboard and a further door off to an airing cupboard with insulated hot water cylinder and slatted wood shelving.

BEAUTIFUL LIVING ROOM

17'1" x 10'4"

with fire setting having electric fire, hearth and surround, TV point, electric night storage heater, coved ceiling, and the room noticeably enjoys sliding patio doors opening onto patio and the communal garden.

REFITTED KITCHEN

6'7" x 7'4"

has a newly installed range of units incorporating work surfacing with a 1 1/4 bowl single drainer, stainless steel sink and a four ring electric hob. Base units beneath and space that could be used for both a fridge and a separate under counter freezer, tall large cupboard incorporating the Bosch electric oven, range of wall cupboards with unit lighting and cooker filter, coved ceiling and wood effect flooring.

DOUBLE BEDROOM

14'9" exclu wardrobe x 8'9"

with double glazed window, coved ceiling, electric night heater and the dimensions exclude a mirrored, double door fitted wardrobe with hanging rail and shelf.

REFITTED SHOWER ROOM

has a large walk-in shower cubicle with adjustable shower and pulldown seat, wash hand basin with mixer tap and low-level WC with concealed cistern and hand rail. There is also a heated towel rail, extractor fan and tiling to full height on all walls.

OUTSIDE

The apartment enjoys patio doors leading onto a small paved patio with garden beyond.

GENERAL INFORMATION

The property is leasehold with an extended lease of 189 years dated 1st April, 1989 (153 years remaining).

Ground Rent is £216.18 - paid in 2 installments (£108.09 every 6 months in advance on 1st April, 2025 and 30th September, 2025)

Service Charge payable monthly by standing order and includes reserve and contingency fund (£2,607.86 per annum).

All main services are connected except gas.

THE DEVELOPMENT

Healey Court is popular for many reasons, not least its central location, communal parking facilities and well-maintained communal gardens.

There is also a large residents lounge with kitchen facility and small library. There are laundry facility for the residents and a house manager. We also understand there is a guest bedroom suite for visiting guests.





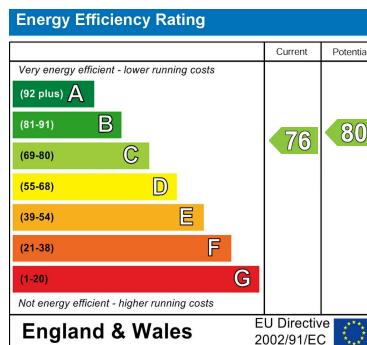
Ground Floor

Approx. 43.8 sq. metres (471.0 sq. feet)



Total area: approx. 43.8 sq. metres (471.0 sq. feet)

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



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