



Top floor, one bedroom flat

**66 St. Johns Court
Warwick
CV34 4NL**


MARGETTS
ESTABLISHED 1806

Price Guide £160,000

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A superb top floor one bedroom apartment with conveniently located single garage and extended lease! 165 years left to run. Top floor with spacious living room, double bedroom, re-fitted bathroom with shower, and refitted kitchen. Double glazing. Attractive views and setting.

Entrance

Front door opens into the Communal Entrance Hall with staircase to the top floor landing.

Private Apartment Entrance

Private door opens into the apartment.

Reception Hall

with coat hooks.

Living Room

15'1" x 11'3"

with electric panel heater, television aerial connection point, double glazed window affording attractive views to the rear.

Fitted Kitchen

8'5" x 6'7"

with dark roll edge work surfacing incorporating a one and a quarter bowl, stainless steel single drainer sink with mixer tap and base units beneath, space and plumbing for a washing machine., work surfacing incorporating an AEG electric induction hob with electric oven under, and cooker hood above. Eye level wall cupboards, double glazed window to the front affording views over the pleasant central green.

Airing Cupboard off Kitchen

with shelving and insulated hot water cylinder.

Double Bedroom

11'8" x 10'5"

with electric panel heater and double glazed window, again affording attractive rear views.

Refitted Bathroom

has a white suite with "P" shaped bath, mixer tap and shower attachment and screen, wash hand basin with mixer tap, low level WC, tiled floor and walls, obscured double glazed window, and heated towel rail.

OUTSIDE

St John's Court is well known for its attractive communal gardens with trees and lawns.

Single Garage

Conveniently located single garage with up and over door.

GENERAL INFORMATION

The property is leasehold with an extended lease of 215 years running from the 25th of March 1978.

We understand the ground rent is a peppercorn.

We understand the service charge is £829.37 per half year and a contribution to the reserve end of £60.44 per half year.





Second Floor

Approx. 42.1 sq. metres (453.0 sq. feet)



Total area: approx. 42.1 sq. metres (453.0 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		76
(55-68) D		
(39-54) E		
(21-38) F	35	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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