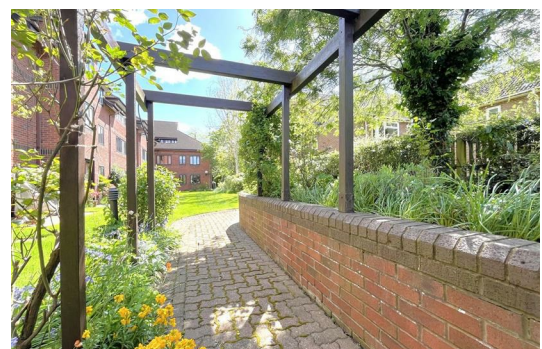




One bedroom, retirement apartment.

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


MARGETTS
ESTABLISHED 1806

Price Guide £80,000

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Price Guide £80,000

Welcome to Healey Court, a charming retirement home located just a short stroll from Warwick town centre, you'll find charming cafés, local shops, and essential services close at hand. Excellent transport links make visiting family or exploring the historic surroundings simple and enjoyable. This property is perfect for those looking to downsize without compromise, offering security, convenience, and a welcoming neighbourhood atmosphere.

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 water boiler and slatted wood shelving.

BEAUTIFUL LIVING ROOM

17'0" max x 10'4"

carpeted and with fire setting having electric fire, TV point, electric night storage heater, coved ceiling, and double-glazed windows.

REFITTED KITCHEN

7'2" x 6'6"

A range of wall and floor units incorporating work surfacing with a single bowl 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, cupboard incorporating the Bosch electric oven, range of wall cupboards with unit lighting and cooker filter, and wood effect flooring.

DOUBLE BEDROOM

14'1" max x 8'10"

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

SHOWER ROOM

Large walk-in shower cubicle with adjustable shower and pulldown seat, wash hand basin with mixer taps and low-level wc with concealed cistern and handrail, heated towel rail, extractor fan and tiling to full height on all walls.



GENERAL INFORMATION

The property is leasehold with a Lease of 99 years dated 1st April, 1989 (63 years remaining).

Ground Rent is £216.18 - paid in 2 instalments (£108.09 every 6 months in advance on 1st April, 2026 and 30th September, 2026).

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

All mains 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 is laundry facilities for the residents and a house manager. We also understand there is a guest bedroom suite which can be booked for visiting guests.





Second Floor

Approx. 43.7 sq. metres (470.4 sq. feet)



Total area: approx. 43.7 sq. metres (470.4 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	75	79
(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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