



**21 Westbury Court**

Warwick **CV34 4NP**

Guide Price £169,950



# 21 Westbury Court

## Coten End

Being suitable for those aged 55 years and over, this beautifully presented two bedroomed ground floor apartment is set well back from Coten End to the rear of Westbury Court amidst lovely communal gardens. Internally, the present owner has carried out many significant improvements including the installation of new UPVC double glazing and re-fitting of the kitchen and shower room. The flat further benefits from electric heating, whilst the aforementioned communal gardens are a beautiful feature being lawned with fabulously stocked beds, borders and mature trees. There are also communal parking facilities immediately to the front of Westbury Court. Overall this is a superb apartment in a highly convenient location for access to both Warwick and Leamington Spa.

### LOCATION

Westbury Court lies off Coten End, just a short distance from the historic centre of Warwick and its wide range of amenities including shops and independent retailers, bars, restaurants, St Nicholas Park and its famous Warwick Castle. There are excellent local road links available to neighbouring towns and centres, along with the Midland motorway network with regular rail services being in operation from Warwick, Warwick Parkway and Leamington Spa.

### ON THE GROUND FLOOR

#### COMMUNAL ENTRANCE HALLWAY

Which is protected by a telephone entry system and from which a private entrance door gives access to the apartment itself and:-

#### 'L' SHAPE RECEPTION HALLWAY

With built-in shelved storage/airing cupboard housing the electric hot water heater, Dimplex electric radiator and doors to:-

### LOUNGE/DINING ROOM

5.50m max x 4.10m max (18'0" max x 13'5" max)

A beautifully light room having replacement UPVC double glazed windows to three sides including a matching door giving external access to the communal garden area, Dimplex electric storage heater (Economy 7) together with further electric radiator, coving to ceiling and door giving access to:-

### RE-FITTED KITCHEN

3.52m x 2.10m (11'6" x 6'10")

Being exceptionally well appointed with a range of contemporary units in a cream gloss finish and comprising coordinating base cupboards, drawers and wall cabinets, the base cupboards having wood grain effect worktops over and ceramic tiled splashbacks, integrated larder style fridge together with integrated freezer, space for electric cooker with filter hood over and space for washing machine and UPVC double glazed window.

### BEDROOM ONE

3.52m max x 2.92m (11'6" max x 9'6")  
Having built-in wardrobing and storage with sliding mirrored doors

fronting, two floor-to-ceiling replacement UPVC double glazed windows to the rear giving a lovely aspect onto the communal garden area and electric radiator.

### BEDROOM TWO

2.45m x 1.73m (8'0" x 5'8")

With replacement UPVC double glazed picture window, useful built-in wardrobe/storage cupboard and electric radiator.

### RE-FITTED SHOWER ROOM

Being beautifully appointed with contemporary white fittings, fully ceramic tiled walls and vinyl flooring with the suite comprising low level WC, wash hand basin with mixer tap and integrated storage below, walk-in shower enclosure with glazed screen and fitted Mira electric shower unit, extractor and wall mounted towel warmer.

### OUTSIDE

### COMMUNAL PARKING

There is communal parking space available immediately to the front of the building accessed directly from Coten End.

## Features

Ground Floor Flat

Suitable for Those Aged 55 Years and Over

Beautifully Presented

Lounge/Dining Room

Re-fitted Kitchen

Two Bedrooms

Re-fitted Shower Room

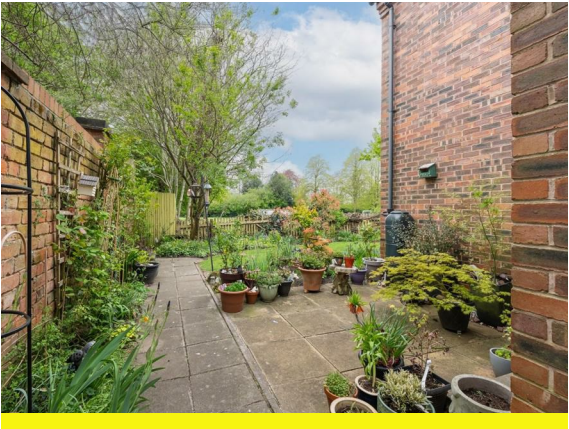
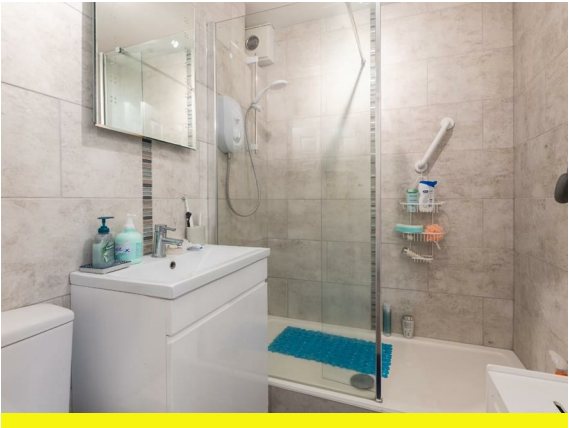
Delightful Communal Gardens

Communal Parking

No Chain



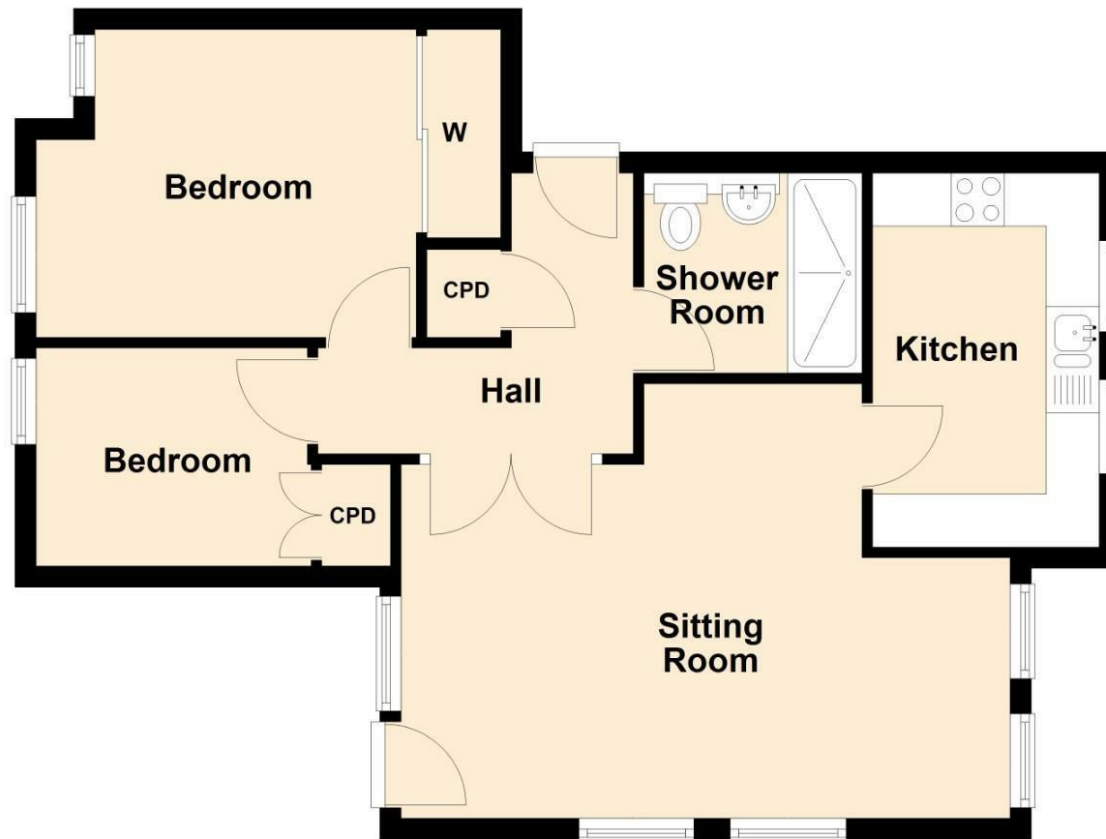






## Floorplan

## Ground Floor



Total area: approx. 56.1 sq. metres (604.0 sq. feet)

## General Information

### Tenure

Leasehold

### Fixtures & Fittings

Specifically excluded unless mentioned in these sales particulars.

### Services

We understand that mains water, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

### Council Tax

Band C - Warwick District Council



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	65	70
EU Directive 2002/91/EC		

## Contact us

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## Visit us

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