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GODFREY-PAYTON  
CHARTERED SURVEYORS



8 Coventry Road  
Warwick, CV34 4LQ

Guide price £106,500



## 8 Coventry Road

Montgomery Court, Warwick, CV34 4LQ

This well appointed and conveniently situated retirement apartment benefits from being within close proximity to Warwick railway station, various local amenities and the main town centre is a short distance away. The development offers a comfortable overs 60's living environment with residents lounge, washing and drying areas and further boasting a fully enclosed landscaped seasonal garden, whilst residents and visitors parking is adjacent to the rear of the development. The property in brief comprises: entrance hall, Living room with feature fireplace, fitted kitchen, main bedrooms with fitted wardrobe, wet/shower room.

### Approach

This select development of retirement apartments has access via an impressive façade to one side with large canopy covered entrance to one side with intercom security system which is linked to the warden and reception area, whilst security doors allow access to communal reception area. Just off the main residents Lounge a door allows access to a corridor to one side which leads to Flat 8.

### Inner Hall

Having access to a useful cloaks cupboard and doors leading off to:

### Living Room 17'6" narrowing 8'2" X 14'7" narrowing

This charming 'L' shaped main reception room boasts delightful views and access via double glazed window and door to the rear communal garden.

### Fitted Kitchen 5'9" X 9'0" maximum

Benefiting from a range of matching floor and wall mounted cabinets which neatly incorporates a tall fridge/freezer, corner unit with carousel, granite style work surfacing with sunken stainless steel sink, ceramic hob with oven beneath, under unit lighting. A double glazed window offers pleasant views over the communal rear gardens.

### Bedroom

Having mirror fronted double wardrobe to one side and double glazed window to rear.

### Wash/shower Room

A ceramic tiled floor extends to a white suite which comprises a double length shower cubicle with full height tiling, shower unit and glazed shower screen, pedestal wash hand basin, toilet with concealed system, chrome heated towel rail and door to airing cupboard.

### Outside

The development enjoys a truly superb enclosed rear garden with gated rear access to residents and visitors parking.

### Services

We understand that mains water, electricity and drainage are connected.

### Tenure

The property is 'Leasehold' and we understand the original lease was for a term of 125 years from 2001 and that the annual ground rent is £350, and the half yearly service/management agents fee is £1,602.68. Any prospective purchaser is recommended to review this information before proceeding with the purchase via their legal representative.

### Energy Performance Certificate

A copy of the EPC Certificate can be found on the national register at [www.epcregister.com](http://www.epcregister.com)

### Local Authority

Warwick District Council, Riverside House, Milverton Hill, Leamington Spa, CV32 5HZ





## Floor Plan



## Viewing

Please contact our Warwick Office on 01926 492511 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Area Map



## Energy Efficiency Graph

