



25 Healey Court, Coten End, Warwick

**Price Guide
£115,000**



This spacious, one-bedroom, first-floor retirement apartment is arranged as follows; Entrance hall, lounge/dining room with a kitchen off, a double bedroom with fitted wardrobes and a shower room. The apartment is offered for sale with the benefit of no onward chain and It is a condition of purchase that residents be over the age of 55 years. NO UPWARD CHAIN Energy rating B

Location

Healey Court is a highly regarded development of retirement apartments for those 55 and over. The property is well maintained and offers excellent communal facilities including a large day room with a kitchen area, quiet room, laundry, and visitors' guest suite. To the front, there is a large car park & to the rear attractive communal gardens. House Manager. Excellent local amenities including shops, bus stop, train station, and hospital. Warwick town centre is within a 1/4 of a mile.

Communal Entrance Hall

Being protected by a telephone entry system and having both stairs and lifts ascending to all levels.

Approach

Apartment 25 is located on the first floor and entered via a solid entrance door with a spy hole into:

Entrance Hall

Built in airing/linen cupboard housing the lagged hot water tank, additional storage cupboard. Doors to:

Living Room

17'1" x 10'5" (5.23m x 3.19m)

Focal point fireplace with marble inlay and hearth, electric Fulcher fire with Creda storage heater, sealed unit double glazed window. Opening to:

Kitchen

7'5" x 6'6" (2.27m x 2.00m)

Range of base and eye level units with complementary worktops and tiled splashbacks with inset single drainer sink unit. Electric hob with unit over electric oven. Space for appliances.

Bedroom One

14'2" x 8'11" (4.33m x 2.72m)

Built in mirror fronted sliding door wardrobes, TV aerial point, wall mounted Creda storage heater and a sealed unit double glazed window.

Shower Room

White suite comprising WC, pedestal wash hand basin, wide tiled shower enclosure with Triton shower system, glazed shower screens and sliding door. Fully tiled walls, electric heated towel rail, ceiling light point and shaver point, extractor fan, Dimplex electric fan heater.

Outside

Residents' car park to the front and delightful attractively landscaped communal gardens for the enjoyment of the residents.

Tenure

The property is LEASEHOLD and benefits from an extended lease with circa 154 years remaining. The term is 189 years from 1st April 1989. Vacant possession will be given on completion. GROUND RENT: £240 p.a. SERVICE CHARGE: Currently £2,496 p.a. This is for information purposes only and must be verified by a Solicitor.

Services

All mains services are understood to be connected except gas. NB, We have not tested the heating, domestic hot water system, kitchen appliances, or other services and whilst believing them to be in satisfactory working order, we cannot give warranties in these respects. Interested parties are invited to make their own inquiries.

Council Tax

The property is in Council Tax Band "B" - Warwick District Council

Postcode

CV34 4XP

First Floor

Approx. 44.1 sq. metres (474.5 sq. feet)



Total area: approx. 44.1 sq. metres (474.5 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	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
81	83

England & Wales EU Directive 2002/91/EC

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