



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 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

Communal Entrance Hall

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

Approach

Entrance Hall

Living Room

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

Kitchen

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

Bedroom One

14'2" x 8'11" (4.3<u>3m x 2.72m)</u>

Shower Room

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

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. p.a. SERVICE CHARGE: Currently £2,496 p.a. This is for information purposes only and must be verified by a Solicitor.

Services

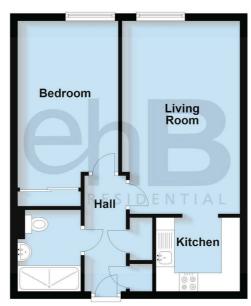
All mains services are understood to be connected except gas. NB, We have not tested the heating, domestic hot water system, kitchen satisfactory working order, we cannot give warranties in these respects. Interested parties are invited to make their own inquiries.

Council Tax

Postcode

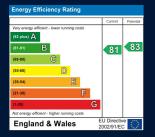
First Floor

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



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Warwick Offic

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