



COTEN END, WARWICK, CV34 4XP

WARWICK TOWN CENTRE 🏙️

0.4 MILES



Property Description

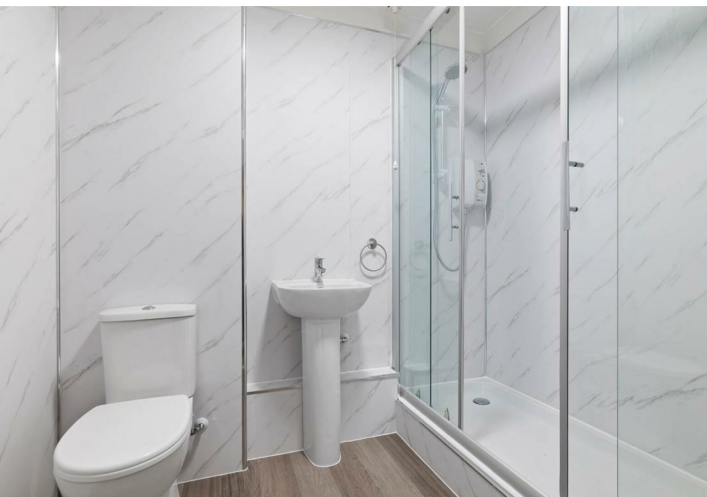
*** WARWICK TOWN CENTRE APARTMENT OVER 55's ONLY ***

Healey Court Warwick is regarded as one of the most prestigious retirement complexes in the town of Warwick. Designed exclusively for those aged over 55, this property is ideally situated within walking distance of the vibrant Warwick town centre, where you will find a variety of shops and amenities and walking distance to St Nicholas Park for those leisurely summer evening strolls. Residents enjoy the benefits of communal areas, and the beautifully maintained communal gardens providing a serene outdoor space, perfect for catching up with friends or simply enjoying the fresh air. Warwick itself is a historic town, rich in culture and heritage, offering a range of attractions, including the famous Warwick Castle.

The apartment has been recently refurbished and features a welcoming entrance hall with storage closets, shower room with easy in and out large double length shower, living room that's over 17ft long with window over the gardens provides a perfect space for relaxation or entertaining friends. The well-appointed kitchen is functional and offers ample floor and wall mounted storage and the generously proportioned bedroom is a peaceful retreat.

Healey court offers onsite parking but importantly guest accommodation (subject to availability) at a reduced rate ideal for visiting friends and family. The building benefits from CCTV offering that extra layer of security for its residents. This property presents an excellent opportunity for those seeking a tranquil lifestyle in a prime location, with the added advantage of being close to the picturesque St Nicholas Park. Whether you are looking to downsize or seeking a supportive community, this retirement apartment is an excellent choice.

No Onward Chain.





Key Features

- 1 bedroom retirement apartment
- Located in Warwick town centre
- Walking distance to shops
- Close to St Nicholas Park
- Over 55's only community
- Includes kitchen and bathroom
- Communal areas for socialising
- Beautiful communal gardens
- Ideal for independent living

Local Authority –

Council Tax – Band B

Tenure – Leasehold



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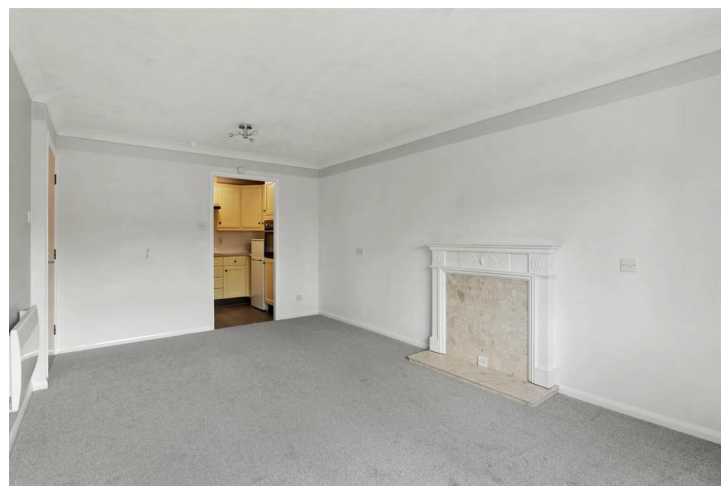
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Additional Information

Tenure

We understand the property to be leasehold with the length of lease being 189 from 1989 with approx 152 years remaining.

Service Charge

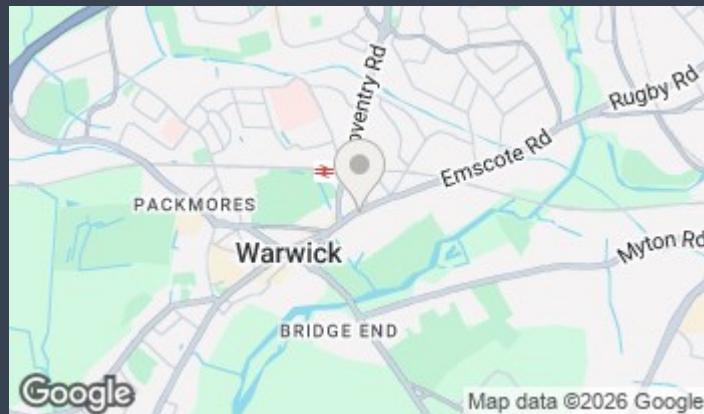
We are informed by the seller that the service charge is £2700 which includes water charges

Ground Rent

We are informed by the seller that the annual ground rent payable is £216

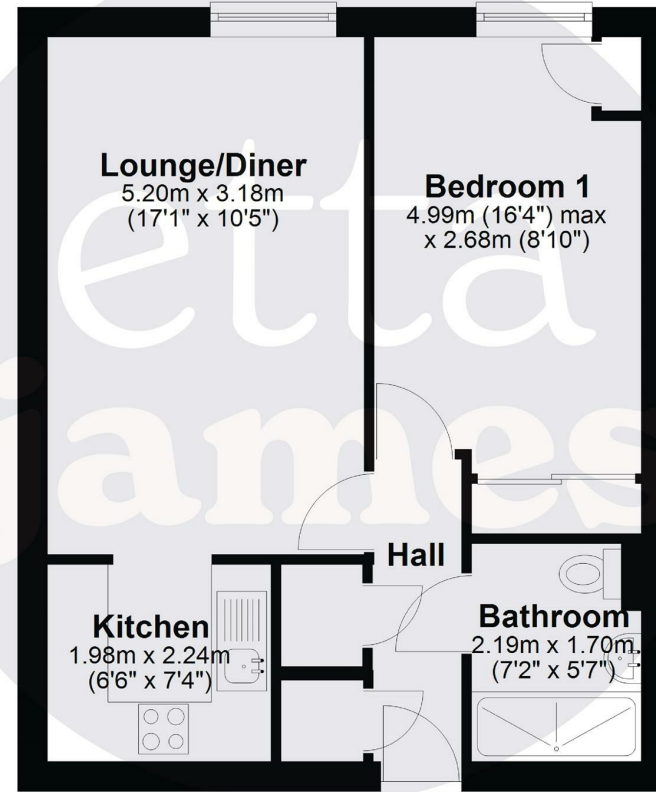
Restrictions

Residents must be over the age of 55 and we are informed by the seller this site does not allow pets.



First Floor

Approx. 43.4 sq. metres (467.0 sq. feet)



Total area: approx. 43.4 sq. metres (467.0 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

To book a viewing please call 01926 898080 and choose option 1 or email james@ettajames.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only and buyers should seek independent legal advice. All measurements are approximate and are for general guidance purposes only and should not be relied upon by potential buyers. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties. Please contact the office before your appointment if there is a point which is of particular importance to you to check the information prior to traveling.

