


Connells

# Montgomery Court Coventry Road Warwick

# Montgomery Court Coventry Road
# Warwick CV34 4LQ

for sale
**£90,000**







## Property Description

Located within a popular retirement development on the edge of Warwick town centre, this well-presented one-bedroom first-floor apartment offers comfortable and secure living exclusively for the over 55s

.

The accommodation comprises a welcoming entrance hall, a spacious lounge with double doors opening into a modern fitted kitchen, a generous double bedroom benefitting from built-in wardrobes, and a recently refitted contemporary shower room. The apartment is conveniently accessed via both stairs and a lift.

Montgomery Court provides a friendly community atmosphere with a range of excellent communal facilities, including a residents' lounge, laundry room, beautifully maintained communal gardens, a guest room (available on request) and convenient refuse disposal facilities.

Ideally positioned on Coventry Road, the development enjoys easy access to Warwick town centre, offering a range of shops, cafés, supermarkets, and local amenities.

Excellent transport links are nearby, with regular bus services, Warwick Railway Station, and the A46, M40, and surrounding road networks all within easy reach, making travel to Coventry, Leamington Spa, Stratford-upon-Avon, and Birmingham straightforward.

This attractive retirement apartment presents an excellent opportunity for those seeking independent living within a well-maintained and conveniently located development.

## Buyers Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.












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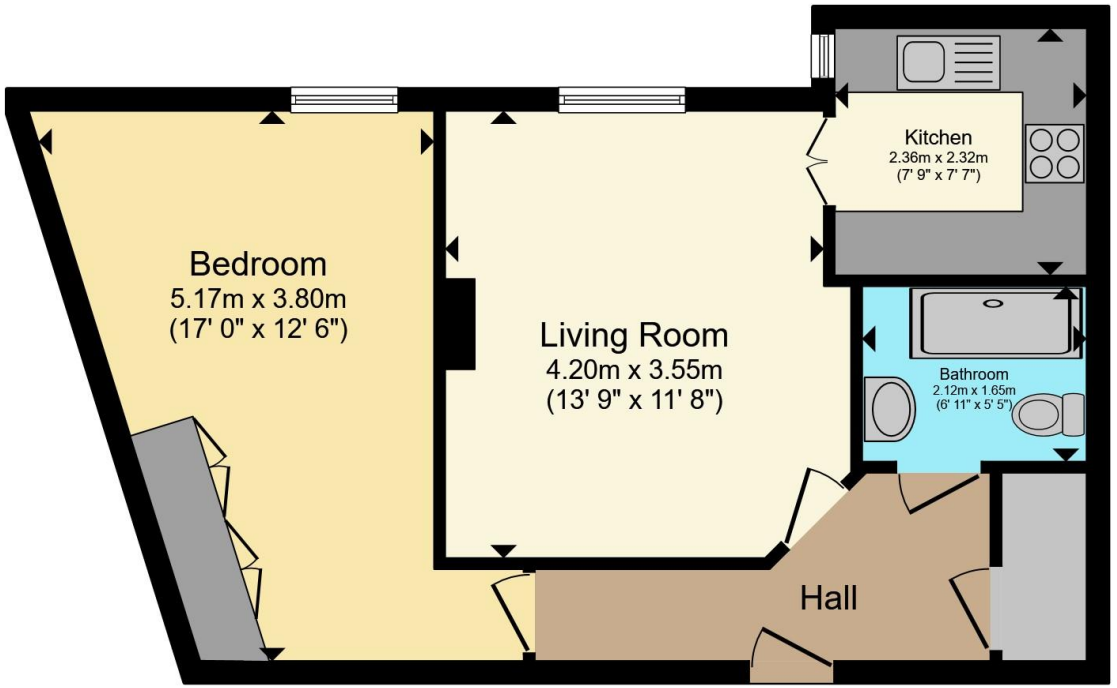
CHEER


POWER




## First Floor

Total floor area 48.8 m² (526 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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To view this property please contact Connells on

**T 01926 403308**
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14 High Street
WARWICK CV34 4AP

EPC Rating: B

Council Tax Band: B

Service Charge: 2800.00

Ground Rent: 725.00

Tenure: Leasehold

**view this property online connells.co.uk/Property/WAR107916**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Mar 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

The Property Ombudsman

APPROVED CODE
TRADINGSTANDARDS.GOV.UK

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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