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43, Montgomery Court, Coventry Road, Warwick

Price Guide
£76,000

Enjoying far-reaching roof-top views to the front, this one-bedroom retirement apartment forms part of a very popular and sought-after retirement development with communal gardens, parking and other good communal facilities. There is even a secret garden! Viewing of this delightful property is highly recommended. USEFUL LIFT ACCESS TO ALL FLOORS - CONVENIENTLY OPPOSITE THE FLAT ITSELF. NO UPWARD CHAIN. Energy rating B.

Location
Montgomery Court offers private, purpose-built apartments for people aged 60+, although partners can be aged 55+.

It is an excellent location, close to the centre of Warwick and within easy reach of the Castle, shops, parks, supermarkets, public transport, and Warwick railway station. It has two award-winning landscaped gardens where residents can sit and enjoy, especially in Spring and Summer.

Secure Communal Entrance
Allowing direct access to the :

Communal Lounge
This welcoming, spacious room with a kitchen attached is the perfect place to sit and relax with friends or join in the events organised in Montgomery Court.

Approach
The apartments are arranged over three levels, and number 43 is on the top floor. The lift is virtually opposite the apartment. The property is entered via a solid entrance door with a spy hole into a:

Private entrance Hall
With a door opening to a deep, walk-in storage cupboard with a hot water tank. Doors to:

Lounge/Dining Room
5.4m x 3.4m max reducing to 2.76m
Dimplex Quantum electric storage heater, double-glazed window enjoying far-reaching views up towards the centre of Warwick, coved ceiling, and double opening doors lead to the:

Kitchen
2.73m x 1.73m
with roll-edge worktops, incorporating a four-ring electric hob and a single drainer sink unit, a tall larder cupboard incorporating the electric oven, and a Creda electric wall-mounted heater. A range of eye-level wall cupboards and a double-glazed window.

Double Bedroom
15' 10" x 8' 9" (4.83m max excl. wardrobes x 2.67m
with a Creda night storage heater, telephone connection point, double-glazed window to the front, again affording attractive views. (The dimensions exclude a double door mirrored wardrobe with shelving and two hanging rails).

Shower Room
With tiled shower enclosure with adjustable shower, extractor fan, wash-hand basin with cupboard under, low-level WC, tiling to full height on all walls, and a coved ceiling.

Communal Facilities
There is, in addition, a bedroom with en-suite facilities available for guests as overnight accommodation. We understand this is charged at a competitive rate per night and managed by the House Manager.

Montgomery Court is known for its impressive courtyard garden, with a shaped lawn, well-stocked perimeter borders, and a central seating area. There is also a garden at the rear of the development.

Visitor Parking
We understand that there are parking facilities within the development; however, this is arranged by the managing agent and the House Manager. Our understanding is that spaces are allocated as they become available and are no longer needed by the previous occupant. VISITOR PARKING: A few parking spaces are reserved for visitors.

Tenure
The property has a 125-year lease from 2001. This is for information purposes only and must be verified by a Solicitor.

Service Charge
The current ground rent is £774.38 per annum (paid half-yearly, 1st Sept-1st Feb). The current Service Charge is £3,209.00 per annum. (payable in two payments every six months).

The Annual Service Charge Covers.

1. Care-line Control Centre monitoring
2. Remuneration of the House Manager
3. Repairs and maintenance to the interior and exterior communal areas.
4. Upkeep of gardens and grounds.
5. Window cleaning
6. Lift service contract
7. Buildings insurance

Services
Mains electricity, water and drainage are connected to the property. NB We have not tested the heating, domestic hot water system, kitchen appliances, or other services, and whilst we believe 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"

Postcode
CV34 4LQ

Second Floor

Approx. 43.2 sq. metres (464.5 sq. feet)

Total area: approx. 43.2 sq. metres (464.5 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

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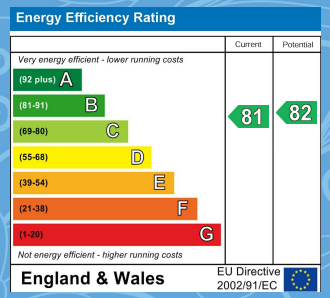

Also at: Leamington Spa, Somerset House, Clarendon Place, Royal Leamington Spa CV32 5QN

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