



**Connells**

Montgomery Court Coventry Road  
Warwick



# Montgomery Court Coventry Road Warwick CV34 4LQ

for sale offers in the region of  
**£85,000**



## Property Description

A beautifully presented, one bedroom apartment located on the first floor with lift access. This charming home offers plenty of natural light throughout and features a gorgeous lounge diner with views of the stunning communal gardens. There is a kitchen well equipped with storage space and a built in oven, hob and extractor fan. The generously sized double bedroom boast built-in mirrored wardrobes. There is a bathroom also with built in storage for added convenience.

Montgomery Court comes with a range of facilities

Coventry Road is walking distance into the historic Warwick town centre and its famous Warwick Castle. Warwick is a market town which offers a great selection of High Street & independent shops as well as a wide range of restaurants, bars and coffee shops. Warwick is a lively town which hosts an annual food and drink festival, weekend markets and other local events.

The location is perfect for travel links as it is a short drive to the M40 and Warwick Parkway park and only a short 4 minute walk to Warwick train station.

## Montgomery Court

The Montgomery Court Development is within a short walk of the historic town centre. In a highly convenient location with local amenities including shops, Priory and St Nicholas Park, railway station, hospital and bus service and was built by the quality builders McCarthy and Stone in 2001. The Development consists of one and two bedroom retirement apartments spread over three floors.

As well as having your own private living accommodation there a host of additional features that Montgomery Court offers.

There is a communal lounge where residents can gather and attend regular social activities,

or enjoy the beautifully maintained gardens surrounding the development. There is a guest suite so that relatives who live far away can visit residents and stay close by subject to availability.

There are also laundry facilities, a House Manager and a 24 hour care-line system.

## Approach

Being located off the Coventry Road into a private car park where parking is upon request. Access via communal entrance door into the reception area and residents lounge. There are stairs and lift rising to all floors. This apartment has lift access and is located on the first floor with its own private entrance door leading into:

## Entrance Hall

Carpeted flooring.

## Lounge Diner

17' 7" x 14' 7" ( 5.36m x 4.45m )

Double glazed window to rear with garden views and carpeted flooring.

## Kitchen

9' 4" x 5' 8" ( 2.84m x 1.73m )

Fitted with a range of wall and base units with work surface over, new oven, electric hob and extractor fan, tiled to splashback, space for fridge. Double glazed window to rear.

## Primary Bedroom

10' 7" to door recess x 8' 9" ( 3.23m to door recess x 2.67m )

Double glazed windows to rear, built in mirrored wardrobes, free standing wardrobe and carpeted flooring.

## Bathroom

Shower over bath, low level flush WC, wash hand basin, airing cupboard and carpeted flooring.

## Communal Gardens

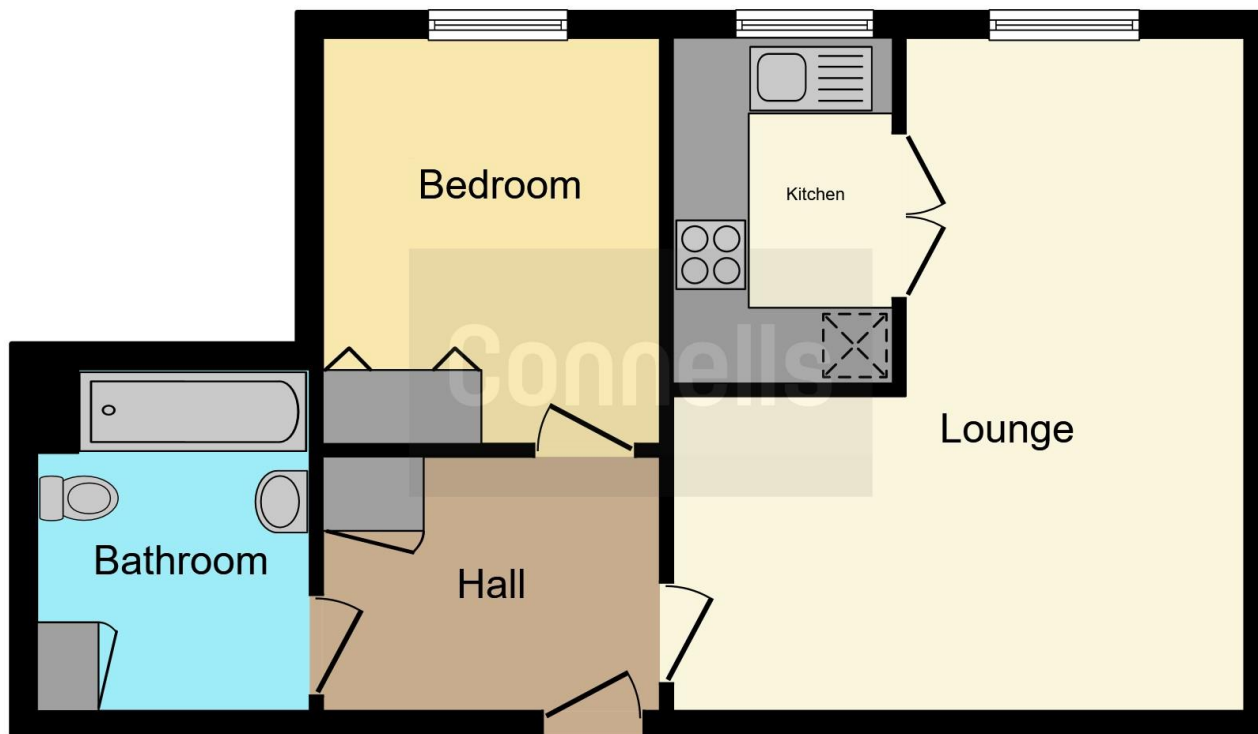
The beautifully maintained communal garden mainly laid to lawn with mature shrub and flower borders, paved patio area, seating area and pathway leading through the gardens.

## Buyer 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.







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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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14 High Street  
 WARWICK CV34 4AP

EPC Rating: C Council Tax  
 Band: B

Service Charge:  
 3000.00

Ground Rent:  
 770.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WAR107201](http://connells.co.uk/Property/WAR107201)**

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 Leasehold packs.



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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Property Ref: WAR107201 - 0004

