



**Connells**

Montgomery Court Coventry Road  
Warwick



### Property Description

A well presented one bedroom apartment located on the second floor with lift access. This lovely home is being sold with no onward chain and has access to beautiful communal gardens. An allocated parking space may be available upon request, there is space for visitors parking.

This delightful home offers plenty of natural light throughout and features a modern kitchen with built in appliances. There is a spacious lounge with separate dining area offering plenty of natural light. The generously sized double bedroom boasts built-in mirrored wardrobes. The shower room comes with a large double shower and additional storage. There is a large storage cupboard in the hallway for added convenience.

Montgomery Court is a 5 minute walk into the historic Warwick town centre. 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.

### 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.

### Entrance Hall

Large storage cupboard with shelves and lighting. Loft hatch and carpeted flooring.

## Lounge Diner

21' 6" x 11' 2" ( 6.55m x 3.40m )

Window to side, electric fireplace and carpeted flooring.

## Kitchen

8' 11" x 5' 8" ( 2.72m x 1.73m )

Fitted with a range of modern wall and base units with work surface over, built in oven, extractor fan. There is a freestanding fridge freezer and microwave that will stay with the property. Window to rear.

## Bedroom One

15' 5" x 8' 6" ( 4.70m x 2.59m )

Large double bedroom with window to rear, built in mirrored wardrobes and carpeted flooring.

## Shower Room

Tiled walls, wash hand basin with storage, WC, large double shower, extractor fan and fitted mirror to wall.

## 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.

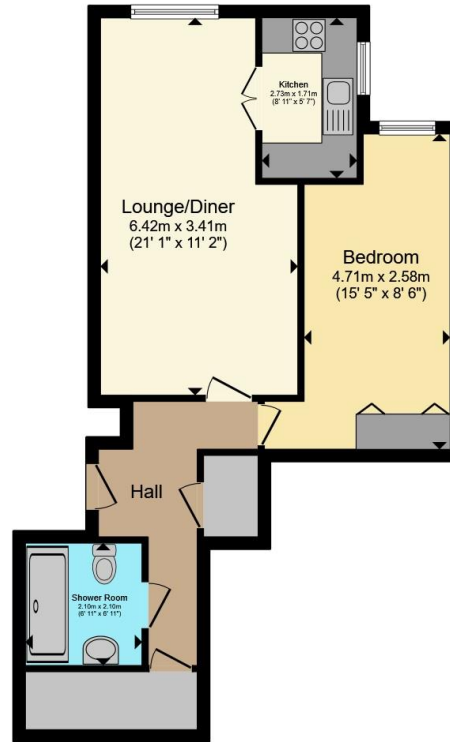
## Parking

Residents allocated parking space upon request and if available.









Total floor area 53.4 m<sup>2</sup> (575 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](http://www.propertybox.io)



To view this property please contact Connells on

**T 01926 403308**  
**E [warwick@connells.co.uk](mailto:warwick@connells.co.uk)**

14 High Street  
 WARWICK CV34 4AP

EPC Rating: D Council Tax Band: C

Service Charge: Ask Agent

Ground Rent: Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WAR107591](http://connells.co.uk/Property/WAR107591)**

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



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WAR107591 - 0003