



Connells

Montgomery Court Coventry Road
Warwick

Montgomery Court Coventry Road Warwick CV34 4LQ

for sale
£85,000



Property Description

A light and airy, one bedroom apartment located on the first floor with lift access. This delightful home offers plenty of natural light throughout and features a spacious lounge with separate dining area - both with views of the gorgeous 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 boasts built-in mirrored wardrobes. The bathroom comes with a shower over the bath.

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.

The location is perfect for travel links as it is a short drive to the M40 and Warwick Parkway park and only a short 2 minute walk to Warwick train station. It is also a 12 minute walk to Warwick hospital, perfect for health care professionals.

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

Large store cupboard and carpeted flooring.

Lounge

17' 8" x 11' 1" (5.38m x 3.38m)

Window to rear overlooking gardens, electric fireplace and carpeted flooring.

Dining Room

8' x 4' 2" (2.44m x 1.27m)

Window to rear and carpeted flooring.

Kitchen

9' x 5' 8" (2.74m x 1.73m)

Fitted with a range of wall and base units with work surface over, sink, tiled to splashback, built in oven, electric hob with extractor fan. Space for fridge freezer and window to rear.

Bedroom One

15' 8" x 8' 7" plus door recess (4.78m x 2.62m plus door recess)

Window to rear, built on mirrored wardrobes, carpeted flooring.

Bathroom

Shower over bath, WC, wash hand basin with storage, carpeted flooring and tiled walls.

Parking

Parking space available - need to arrange an allocated space through the property manager.

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.

Vendors Notes

Overnight storage heaters.

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

To view this property please contact Connells on

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14 High Street
 WARWICK CV34 4AP

EPC Rating: B Council Tax
 Band: B

Service Charge:
 2958.82

Ground Rent:
 774.38

Tenure: Leasehold

view this property online connells.co.uk/Property/WAR107481

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: WAR107481 - 0004

