







Refurbished, one bed retirement apartment

40 Healey Court Coton End
Warwick
CV34 4XP

MARGETTS
ESTABLISHED 1806

Price Guide £90,000

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Offered with extended lease, south-westerly facing, first floor, one bedroom refurbished retirement apartment. Must be viewed to be fully appreciated.

Communal front door with telephone security intercom to the apartment opens into the Communal Hallway and communal facilities.

COMMUNAL FIRST FLOOR ENTRANCE HALL
with front door opening to the apartment.

PRIVATE ENTRANCE HALL
with coved ceiling, alarm pull, and doors off to shelved storage cupboard and airing cupboard with insulated hot water tank.

LOUNGE/DINING ROOM
15'10" x 10'5"
with ornamental fire setting suitable for a plug-in electric style fire, double glazed windows affording views across the communal gardens, coved ceiling, TV point, FM point and phone point.

KITCHEN
7'4" x 5'9"
with work surfacing extending around the room, incorporating a 2 ring induction hob and a one bowl single drainer, stainless steel sink, eye level wall cupboards, including cooker filter, electric oven and space under the work surfacing for fridge and freezer.

DOUBLE BEDROOM
11'0" x 8'9"
with a range of fitted bedroom furniture providing wardrobes to full height and storage cupboard above the bed recess. Further mirrored built-in wardrobe with hanging rail and shelf . Electric night storage heater, double glazed window again affording views across the garden.

SHOWER ROOM
with large, walk-in shower with adjustable electric shower, wash hand basin and low level WC, tiling on all walls, extractor fan, and heated towel rail.

OUTSIDE
Healey Court is well known for it's beautifully maintained gardens with borders stocked with shrubs and plants and block paved patio and seating areas.







LARGE COMMUNAL LOUNGE

Providing a place for residents to meet and socialise (together with kitchen facilities)

BEDROOM SUITES

We understand there are also Guest bedroom suites available for guests to hire on a night by night basis organised through the Administrator for the Development.

Healey Court is certainly one of the most desirable and sought after retirement developments in Warwick boasting large communal lounge for residents together with patio and communal gardens. There is also laundry facilities and guest bedroom suite which can be hired on a per person per night basis. There is also a communal resident's lounge with kitchen facilities, a separate reading library and laundry.



GENERAL INFORMATION

LEASEHOLD PROPERTY - Lease is for 189 years from 1st April, 1989 and has 155 years remaining.
Ground rent is £216.18 per annum.
Service charge payable in July and in July 2025 was £2,685. (We are awaiting the 2026 figures).

AGENTS NOTES

Council Tax Band "B".
All mains services are connected.
Local Authority:- Warwick District Council.
Viewings:- Strictly by prior appointment through the agents.







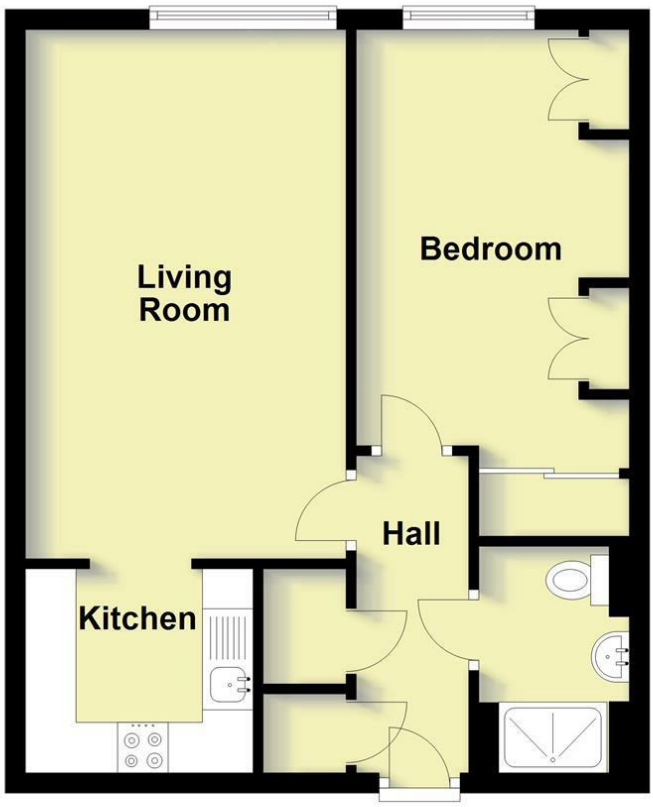


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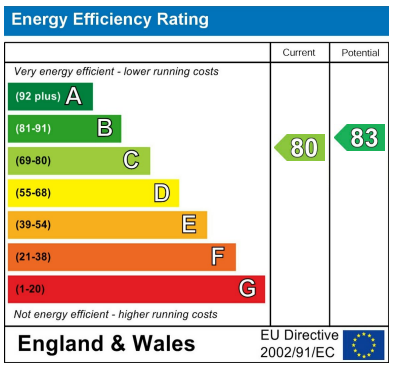
Second Floor

Approx. 43.9 sq. metres (473.0 sq. feet)



Total area: approx. 43.9 sq. metres (473.0 sq. feet)

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



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