



**Ground floor, one bed, retirement
apartment**

4 Montgomery Ct Coventry
Road
Warwick
CV34 4LQ



MARGETTS
ESTABLISHED 1806

Price Guide £95,000

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A quiet, rear facing, charming ground floor retirement apartment with a larger than average floor plan, and a patio with patio doors off the living room, offered with no upward chain. Roomy design and sensibly priced make it an ideal retirement purchase. Large, dual-aspect double bedroom, large living room, kitchen and bathroom inc' shower. Beautiful Gardens. Residents parking.

Communal areas & entrance.

communal front door with intercom system to the apartments, opens in the residents lounge. House managers office.

Private door opens to the:

Private reception hall to the Apartment.

larger than average Hall with electric night storage heater, coved ceiling and large walk-in airing cupboard with shelving and hot water tank.

Delightful lounge/dining room.

17'6" x 11'1" max' reducing to 8'9"

with electric fire setting with surround and hearth, electric night storage heater, patio door and window opening to the rear.

Double doors open to:

Fitted kitchen

8'11" x 4'3"

with roll edge work surfacing incorporating a single drainer stainless steel sink and Electrolux four ring electric hob with base units beneath. Range of eye-level wall cupboards including cooker filter and ladder cupboard incorporating the Electrolux electric oven. Double glazed window, tiled splash backs.

Larger than an average double bedroom.

17'5" max' into wardrobe reducing to 13'4" x 8'5"

with a charming dual-aspect double glazed windows overlooking the rear, and the communal garden. Electric night storage heater. Please note, the measurements include a full height double door mirrored wardrobe with hanging rail and shelf.

The apartment bathroom.

has a coloured suite with panelled bath, adjustable shower over, wash hand basin and low-level WC, heated towel rail, wall mounted electric heater, extractor fan, and tiled to full height on all walls.

General Information.

Within the development, Montgomery Court offers a residents laundry room, delightful communal lounge, and well-maintained gardens. There is a "secret" garden worth exploring, further gardens, and security barrier opens to a communal car park operated on a first-come, first-served basis.

Property is leasehold, with 125 years from 1st March 2001. We are informed the current ground rent is £774.38pa. We understand the Service Charge is £2,905.49pa., for the year 01.03.25 to 28.02.2026. Managing Agents are First Port. Freeholders are Fairhold Homes (no6) LTD.

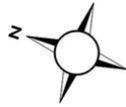






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Ground Floor

Approx. 50.3 sq. metres (541.1 sq. feet)



Total area: approx. 50.3 sq. metres (541.1 sq. feet)

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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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