



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

Healey Court Coten End
Warwick
CV34 4XP



MARGETTS
ESTABLISHED 1806

Price Guide £125,000

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Communal front door opens into the communal reception hall and house manager's office.

Front door opens into apartment number four.

PRIVATE RECEPTION HALL

with coved ceiling and alarm pull. Off the hall is a shelved cloaks cupboard, and further airing cupboard with slatted wood shelving and Ariston hot water heater.

FITTED APARTMENT SHOWER ROOM

with fully tiled double shower cubicle having adjustable shower, wash hand basin with mixer tap, low-level WC, heated towel rail, medicine cabinet, tiled walls, downlighters, and extractor fan.

ATTRACTIVE LIVING ROOM

17'1" x 10'4"

with feature fireplace, sliding double glazed patio doors to the patio and communal garden, coved ceiling, TV point and FM point.

WELL APPOINTED REFITTED KITCHEN

7'4" x 6'6"

with modern square edge work surfacing incorporating the four ring electric hob and a single drainer sink unit with mixer tap, tiled splashback and downlighters. Range of base units and drawers beneath incorporating the electric oven, range of eye-level wall cupboards with cooker filter and two large cupboards incorporating the fridge and freezer.

LARGE BEDROOM

14'3" excl wardrobes x 8'10"

incorporating range of fitted bedroom furniture with dressing unit drawers, mirrored fitted wardrobe with hanging rail and shelf, electric panel heater, and double glazed window to the rear garden. (Please note the bed recess is suitable for a single bed).

COMMUNAL FACILITIES

Healey Court is well known for its delightful communal lounge, separate reading library and many other facilities including washing and drying facilities, communal patio and garden. The parking is operating on a first-come first-served basis.

GENERAL INFORMATION

The property is leasehold with an extended Lease of 159 years from 1st April, 1989 and with 122 years remaining.

The ground rent is £108.09 per six months.

The service charge is £2,738.56 per annum.

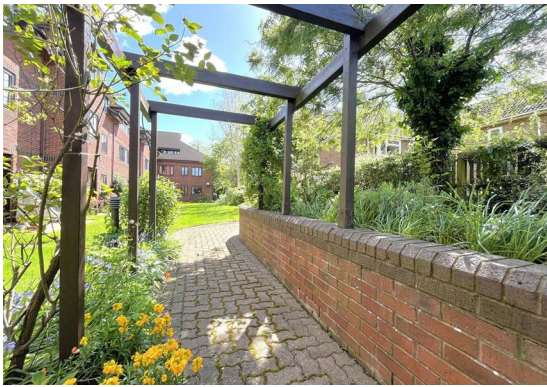
OUTSIDE

As mentioned, the property enjoys patio doors giving access to a patio and the communal gardens beyond.

Price Guide £125,000

A rare opportunity to acquire a ground floor, retirement apartment with patio doors opening onto the communal gardens. The apartment benefits from a re-fitted kitchen and shower room and is situated within easy reach of the central communal facilities. It forms part of a highly popular retirement development and viewing is warmly recommended. The property is offered with no upward chain and is sensibly priced.





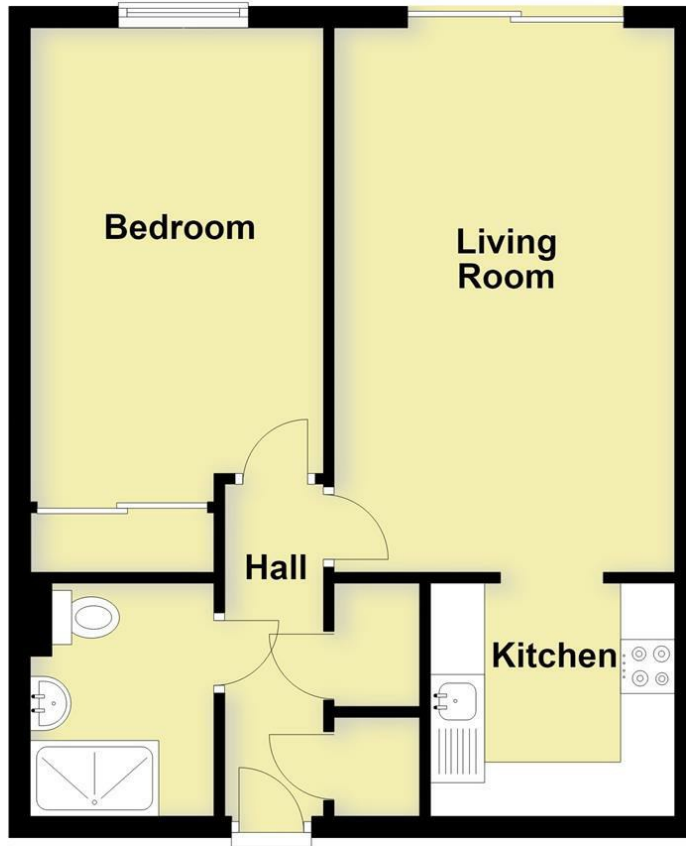


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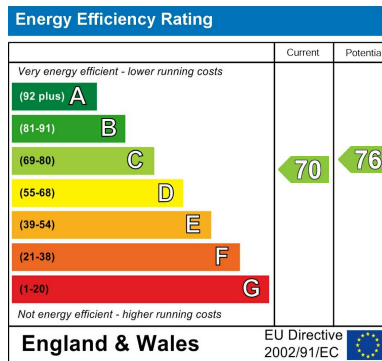
Ground Floor

Approx. 43.4 sq. metres (467.5 sq. feet)



Total area: approx. 43.4 sq. metres (467.5 sq. feet)

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



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