



**Ground floor, 2 bed, retirement
apartment**

**Flat 6 Westbury Court
Coten End
Warwick
CV34 4NP**



MARGETTS
ESTABLISHED 1806

Price Guide £165,000

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An exciting opportunity to acquire an improved and refurbished ground floor retirement apartment in a very popular and convenient development set amidst delightful communal gardens and enjoying a patio area adjacent to the living room. The property is offered with a refurbished kitchen and shower room. No upward chain.

Communal front door with telephone security link opens into the

COMMUNAL RECEPTION HALL

with lift access to the upper floors, and further door opening onto the communal gardens.

Private door to the apartment.

APARTMENT RECEPTION HALL

with electric panel heater, and airing cupboard off with slatted wood shelf and further shelved storage cupboard.

LOUNGE/DINING ROOM

18'2" max x 13'6" max reducing to 8'0"

This delightful room has an electric central fire setting with hearth and surround, coved ceiling, two electric panel heaters, double glazed window to the communal gardens and double glazed window with front door opening to a patio area.

REFITTED KITCHEN

has a modern range of contemporary square edge work surfacing extending around the room incorporating an electric four ring hob and a single drainer sink unit with mixer tap. Range of base units and drawers beneath leaving space for a slimline dishwasher, washing machine, and separate tumble dryer. Space suitable for a larder style fridge freezer if desired, range of eyelevel wall cupboards together with cooker hood. Tall larder cupboard incorporating the electric oven and separate microwave. Double glazed windows, and timber effect floor.

BEDROOM ONE

13'9" max reducing to 9'3" x 9'6" max

(the measurements include wardrobes) with two double glazed full height windows, fitted bedroom furniture and wardrobes, electric panel heater, and coved ceiling.

BEDROOM TWO

7'4" x 5'8"

(these measurements include range of fitted bedroom and study furniture) full height double glazed window.



APARTMENT SHOWER ROOM

has a walk-in shower cubicle with a Triton adjustable shower, low level WC with concealed cistern, wash hand basin with mixer tap, extractor fan, tiling to full height on all walls, and towel rail.

OUTSIDE

COMMUNAL CAR PARKING

Westbury Court enjoys communal car parking to the front and to the rear of the property. There is a delightful lawned garden with perimeter borders stocked with shrubs, plants and established trees.

GENERAL INFORMATION

The property is a retirement property for the over 55's. The property is leasehold with a Lease of 125 years from 1st January, 1989.

The service charge is £3,180 per annum.

The ground rent is £263 per annum.

Please note we understand there is a 0.5% surcharge payable to the freeholder upon sale for every year the new occupier

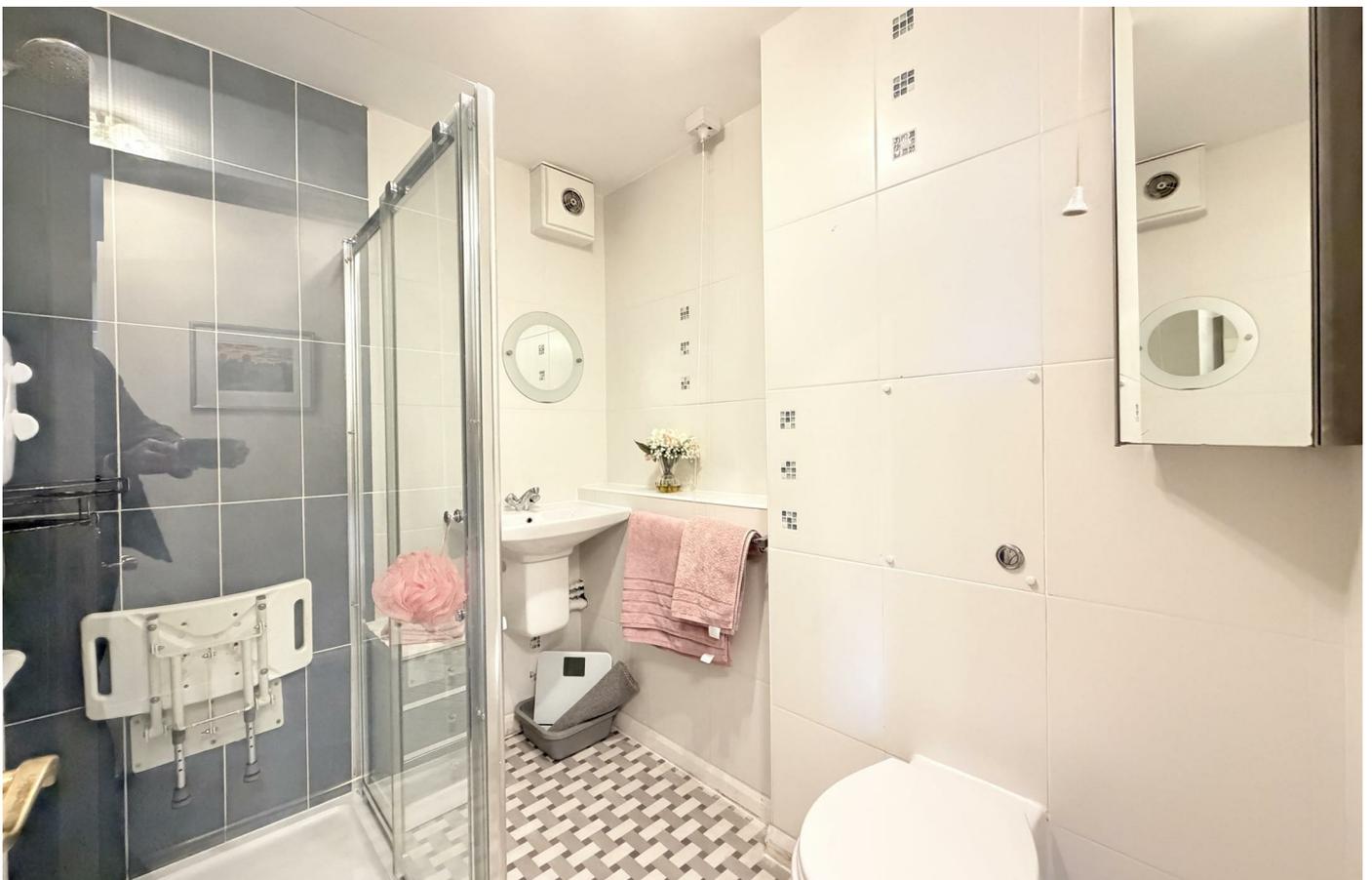


is resident in the property. There are other terms and conditions in the lease so please ask for further details.
All mains services are connected, except gas.



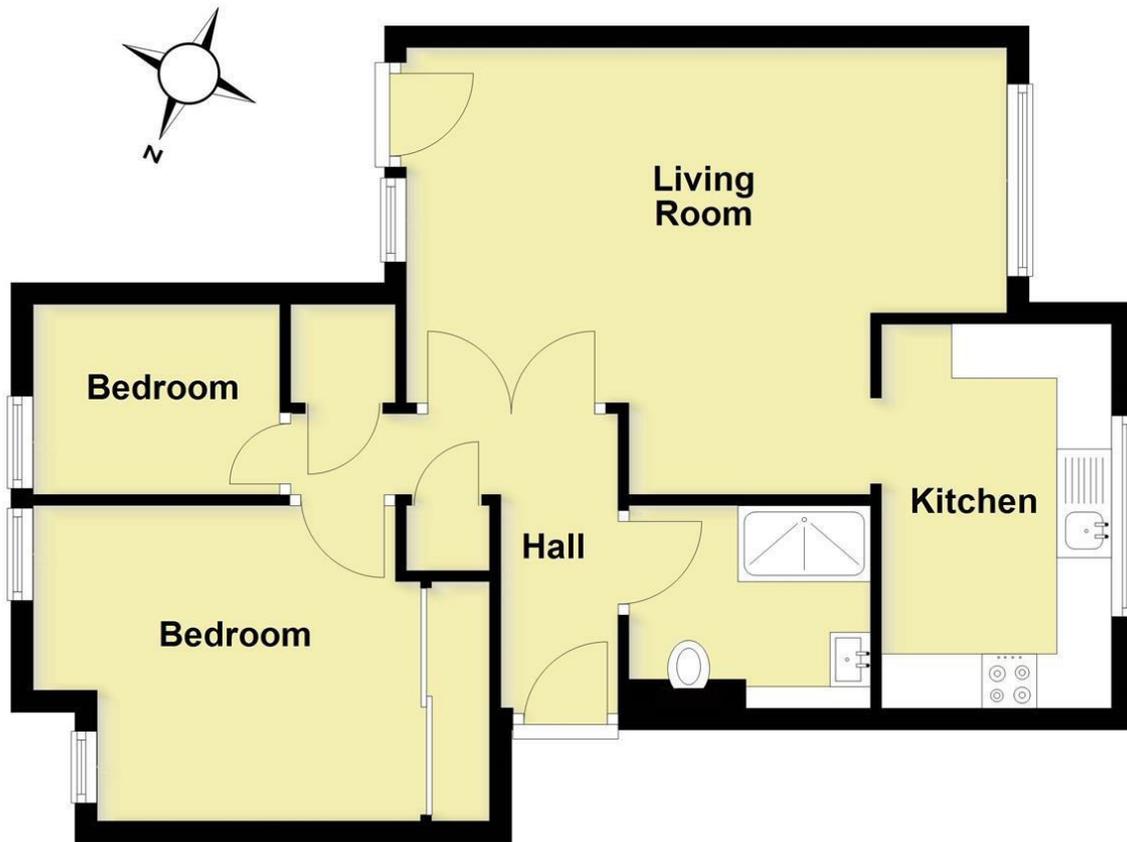


Flat 6 Westbury Court, Coten End, Warwick, CV34 4NP



Ground Floor

Approx. 53.5 sq. metres (576.1 sq. feet)



Total area: approx. 53.5 sq. metres (576.1 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		74
(55-68) D	55	
(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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