



Two Bed, First Floor Apartment

19 Westbury Court Coten
End
Warwick
CV34 4NP


MARGETTS
ESTABLISHED 1806

Price Guide £149,950

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**** UNDER OFFER ***** A charming, light and airy first floor retirement apartment overlooking the delightful communal gardens and offering well planned two bedroom accommodation. This popular development enjoys good road and bus access into Leamington Spa and Warwick and also offers communal off-road parking. Well worth a personal visit.

COMMUNAL RECEPTION HALL

with doors through into the garden and path leading to

RECEPTION

to four apartments and staircase rising to the first floor landing.

Front door to the apartment.

APARTMENT RECEPTION HALL

with laminate flooring, Dimplex electric night storage heater, access to the roof space, and door opening to a built-in storage cupboard with slatted wood shelving.

DELIGHTFUL LOUNGE/DINING ROOM

18'3" max x 13'5" max

with full height double windows both to the front and rear of the property giving a delightful light and airy aspect. Laminate flooring, Dimplex electric night storage heater, coved ceiling, and television aerial connection point.

FITTED KITCHEN

11'7" x 6'11"

with roll edge work surfacing extending around the room incorporating a single drainer stainless steel sink with mixer tap and Electrolux four ring electric hob. Space beneath incorporating electric oven and leaving space for slimline dishwasher, washing machine, larder fridge freezer and range of eyelevel wall cupboards, two double glazed windows overlooking the communal garden.

BEDROOM ONE

11'10" max reducing to 9'6" x 9'7"

with laminate flooring, two full height double windows, and the measurements exclude a three door range of built-in wardrobes with cupboards above to full height.

BEDROOM TWO

10'7" max x 5'8"

with electric panel heater and double glazed full height window.

REFITTED SHOWER ROOM

has a corner shower cubicle with a Triton adjustable shower over, wash hand basin with mixed tap and low-level WC with concealed cistern, extractor fan and electric panel heater.



GARDENS AND PARKING

Westbury Court is much sought after due to its superb location and delightful communal gardens. There is communal parking at the front of the development.

GENERAL INFORMATION

We understand all mains services are connected except gas.

The property is leasehold with a 125 year lease starting on the 1st of January 1989.

The current service charge is made up of one payment of £164.05 and 11 further monthly payments of £163.95 through to March 2026.

The current ground rent is £284.60 payable from the 1st of April through to the 31st of March 2026.

The ground rent is reviewed every ten years.

Additional fees payable on sale or letting - 0.5% of sales price.



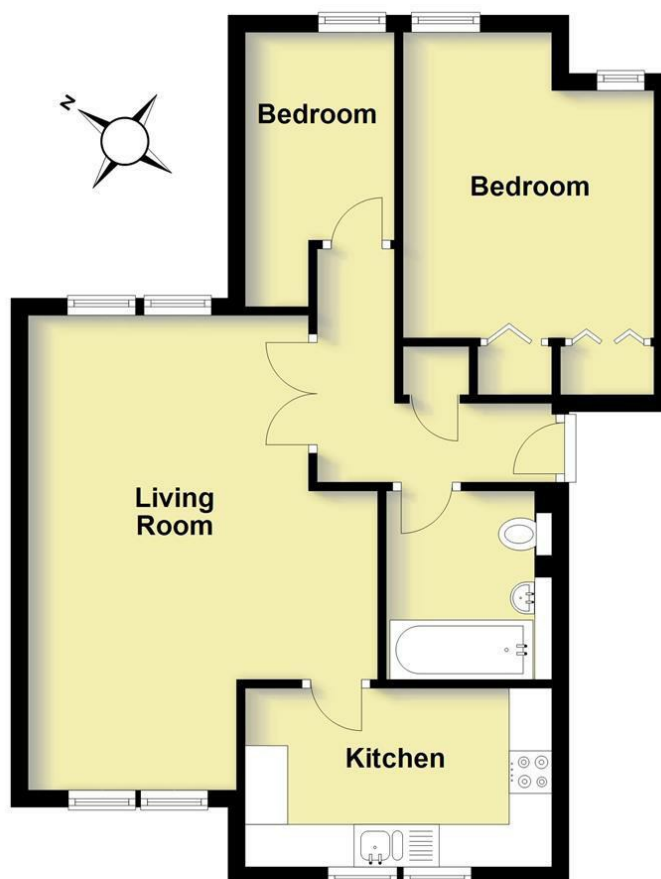


19 Westbury Court Coten End, Warwick, CV34 4NP



First Floor

Approx. 53.8 sq. metres (579.6 sq. feet)



Total area: approx. 53.8 sq. metres (579.6 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		78
(55-68) D	65	
(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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