



2 Bed Apartment

22 Coten End
Warwick
CV34 4NS



MARGETTS
ESTABLISHED 1806

Price Guide £175,000

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A well presented, roomy, first floor, two bedroom apartment in handy position with gas central heating, double glazing and allocated parking. Situated within walking distance of the Town Centre, Warwick Hospital and Railway Station. ALLOCATED PARKING SPACE. LONG LEASE. Viewing Recommended

Entrance

Front door with video security entry system opened into the: Communal Entrance Hall with post boxes for each apartment, and staircase rising into the First Floor Landing.

Communal 1st Floor Landing

with Private front door opening into Apartment 2.

Spacious Private Reception Hall

with radiator, telephone connection point, security handset, and door opening into:

boiler cupboard housing the wall mounted gas fired central heating boiler.

Living/Kitchen/Diner

21'10" excluding bay by 13'9" max' red' to 10'8".

In the living area there is a double glazed bay window overlooking the rear, double panel radiator, phone point, TV point, satellite point and FM point.

In the kitchen area, roll edge wood effect work surfacing incorporating a one and a quarter bowl, single drainer, stainless steel sink with mixer tap and a four ring gas hob. Base units beneath incorporate a Montpellier washer/dryer and electric oven. Tall large cupboard incorporating the fridge/freezer and range of eye-level wall cupboards and cooker hood. Skylight and further double panel radiator.

Bedroom 1 - Rear

14'11" max' by 10'5" max'

with double panel radiator and double glazed window to the rear.

Bedroom 2 - Rear

6'6" 12'8" x 7'1"

with double glazed window, and radiator.

Large Shower Room

has a large walk-in shower cubicle with adjustable shower and rain shower over, wash hand basin with mixer tap, cupboard beneath, low level WC with concealed cistern, fitted mirror and extractor fan.

Outside

We understand there is an allocated off-road car parking space.

GENERAL INFORMATION

The property is leasehold with length of lease, service charge and ground rent as Follows.

250 Year lease, starting 18th August 2017.

Landlord is Alburn (Tootling) Limited. Company number 06758756.

Management by 22 Coten End Management Company. Limited Company number 10786880.

Current service charge is £1,284.60 (£321.15 per quarter).

Ground Rent is a Peppercorn.

We understand all mains services are connected.



First Floor

Approx. 59.4 sq. metres (639.5 sq. feet)



Total area: approx. 59.4 sq. metres (639.5 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		72	72
(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	

CONTACT

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