

COTEN END, WARWICK CV34 4XP



ONE BEDROOM GROUND FLOOR APARTMENT, WITH DIRECT ACCESS TO COMMUNAL GARDENS, LOCATED IN THE POPULAR HEALEY COURT COMPLEX.

- No Chain
- Ground Floor Apartment with Outside Door
 - Over 55's Development
 - One Double Bedroom
- Kitchen with Washing Machine
 - Living/Dining Room
 - Bathroom
 - Patio with Bench
- Communal Lounge, Library and Laundry
- Easy Walking Distance to Local Amenities

1 BEDROOMS

ASKING PRICE £115,000

A ground floor, one bedroom retirement apartment with direct access out onto it's own patio area. There is no upward chain.

This flat is on the shady side of the complex, which is preferred by residents in the hot weather. We have been assured that this is the only flat in the whole complex with this particular layout. The fire escape corridor to side meaning that the lounge is squarer and the kitchen bigger than others.

Healey Court is an over 55's development with independent living very much encouraged. However there are communal facilities available if required - such as a bright and airy living room, laundry, library and kitchenette. There is also a warden on site, Monday to Friday 09:00 to 16:00.

Located on Coten End there are a number of amenities right outside the front door, including Sainsburys supermarket, cafe's, pubs and many more, all within walking distance. Warwick general hospital and A&E is also a short distance away, as is the train station. And it is on a useful bus route which can take you in to the centre of town.

Property in brief - ENTRANCE HALL, LIVING/DINING ROOM, KITCHEN, DOUBLE BEDROOM, BATHROOM and PATIO

The apartment we have for sale would benefit from being updated, although you could comfortably move into this sweet little apartment as it is.

Details in full.

Healey Court Entrance

At the front of the complex there is a secure communal entrance door, as well as gates that give access into the gardens and outside space.

Once inside, a corridor leads to the front door of the property, as well as to the communal spaces which include a laundry, library and communal room. The communal hallway leads to Apartment 8 which is half way down the building.

Apartment Entrance Hall

Stepping into the entrance hall of the property there is a light point to ceiling, carpet to floor, emergency pull cord system and two storage cupboards, one housing the hot water tank and the other providing storage space.

Living Room 11'11" x 15'10" (3.650 x 4.830)

maximum measurements

The living room has a lovely homely feel and it benefits from having a window to rear elevation and a patio door that gives you direct access out onto the patio. The room also has light point to ceiling, an electric heater, carpet to floor and a feature fireplace with stone hearth and surround and a wooden mantle. There is an electric socket centrally placed to allow for an electric imitation wood burner to sit here, which again adds to the cosy feel in the room.

Kitchen 7'10" x 8'6" (2.399 x 2.605)

The kitchen is accessed from the living room and has a range of wall and base units, four ring electric hob set into work surface with extractor hood above, an electric oven, a stainless steel sink set into work surface with a tile splashback, a washing machine, under counter fridge, vinyl flooring and lightpoint to ceiling.

Bedroom 11'3" x 8'10" (3.450 x 2.710)

This good sized double bedroom and has a window looking out to the communal gardens, built in double wardrobe, carpet to floor, an electric heater and light point to ceiling.

Bathroom 5'6" x 6'9" (1.688 x 2.066)

The bathroom has a coloured suite comprising; panelled bath with shower over, pedestal wash hand basin with wall mounted light point and shaver sockets above, low level flush wc, wall mounted electric heated towel rail, walls tiled to full height, vinyl flooring and light point to ceiling.

Outside

Stepping out from the living room you have direct access to a paved patio area. This is a lovely spot to sit out in the sun. At the height of Summer you are able to enjoy morning sun, and then appreciate the cooler shade in the afternoon. The well maintained and secure communal gardens can also be accessed and enjoyed from the apartment.

Viewing

Viewings can only take place Mon-Fri between 9.30 - 3.30pm. Strictly by appointment through the Agents on 01926 411 480.

Council Tax

We understand the property to be Band B

Tenure

The property is Leasehold. The Purchaser is advised to obtain verification from their legal advisers.

The ground rent is currently £108.09 every six months and Apr-Oct has been paid for.
The service charge is currently £208.77 per month.

The lease has 154 years remaining.

Services

Please note there is no mains gas connected. We believe all other services are connected.

Special Note

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

Photographs

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

Disclaimer

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute and part of an offer or contract. The seller does not take make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide; about the property is verified on inspection and also by your conveyancer.









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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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