

COTEN END, WARWICK CV34 4XP



**A WELL PRESENTED, ONE BEDROOM, FIRST FLOOR, RETIREMENT APARTMENT LOCATED WITH A NUMBER OF LOCAL AMENITIES WITHIN EASY WALKING DISTANCE.
NO UPWARD CHAIN**

- One Bedroom Apartment
 - First Floor
 - Large Living Room
 - Over 55's only
- Views over Communal Grounds
 - Fitted Kitchen
 - Shower Room
- Communal Living Space and Communal Garden
 - Long Lease of Over 150 Years
 - EPC - B (81)

1 BEDROOMS

PRICE GUIDE £99,950

Nestled in the charming area of Coten End, Warwick, this delightful one-bedroom retirement apartment offers a perfect blend of comfort and convenience. Ideal for those seeking a peaceful lifestyle, the property is designed to cater to the needs of retirees while providing a warm and welcoming atmosphere.

The location of this apartment is particularly appealing, as it is situated in an area that boasts easy access to local shops, parks, and essential services. Warwick itself is a historic town, rich in culture and heritage, offering a variety of attractions, including the famous Warwick Castle and beautiful gardens.

This retirement apartment is not just a home; it is a lifestyle choice that promotes independence while fostering a sense of community. With its prime location and well-designed living spaces, this property is an excellent opportunity for those looking to enjoy their golden years in a vibrant and supportive environment. Whether you are seeking a peaceful retreat or a place to engage with like-minded individuals, this apartment in Healey Court is sure to meet your needs.

Entrance Hall

Access to the property is via lift access through a communal hallway. The solid front door leads in to the private hallway which is carpeted to floor and has neutral decor to walls and ceiling, light point to ceiling and there is a panic button fitted for emergencies.

Beech effect doors lead to all rooms and also in to the airing and storage cupboards.

Living Room 10'5" x 17'0" (3.187 x 5.201)

Carpeted to floor, neutral decor walls and ceiling. Double glazed window to rear elevation overlooking the communal grounds. Two light points to ceiling, electric sockets, TV point and an electric night storage heater. Log effect, electric fire with marble hearth and surround and wooden mantle.

Louvered, mirror fronted doors lead into the;

Kitchen 6'6" x 7'5" (1.991 x 2.264)

Neutral decor walls and ceiling, the kitchen is fitted with a range of base and wall units with a wood effect frontage and with a melamine work surface and with a tiled splash back. Built in Creda electric oven, built in electric, four ring hob with extractor over, Beko washing machine and a Fridgidaire fridge freezer, light point to ceiling, electric sockets and fused switches.

Bedroom 14'3" x 8'10" (4.356 x 2.694)

Carpeted to floor and with wallpapered walls, double glazed window to rear elevation overlooking the communal gardens, light point to ceiling, electric sockets, electric night storage heater, mirror fronted, double sliding door housing wardrobe storage and a further, slimline, white fronted door housing another fitted wardrobe.

Shower Room

Accessed from the entrance hall, carpeted to floor and tiled to full height on the walls, light point to ceiling, large walk in shower with a Triton electric shower fitted, pedestal wash hand basin with frameless mirror above with light and shaver point, low level WC and electric heater.

Services

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

Tenure

We believe the property to be Leasehold. The agent has not checked the legal status to verify the Leasehold status of the property. The Purchaser is advised to obtain verification from their legal advisers.

We understand the lease is for 189 years from April 1989

Service and maintenance charge is around £220 per month

Council Tax

We understand the property to be Band B.

Viewing

Strictly by appointment through the Agents on 01926 411 480.

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.

Survey Department

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance Valuations, together with Rent Reviews, Lease Renewals, and other professional property advice.

Hawkesford are also able to provide Energy Performance Certificates Telephone (01926) 438124.









