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RESIDENTIAL

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**Flat 15, Westbury Court, Coten End, Warwick**

**Price Guide  
£155,000**





Situated just a short distance from the centre of Warwick, this well-appointed two-bedroom first-floor retirement apartment is well located within Westbury Court, which enjoys delightful mature communal grounds. Suitable for residents over the age of 55, the accommodation comprises a communal entrance hall, private entrance hall, spacious living room, fitted kitchen, master bedroom with fitted wardrobes, modern bathroom, communal parking, and gardens. NO UPWARD CHAIN. Energy rating D.

#### Location

Westbury Court comprises a purpose-built development of retirement apartments situated close to the centre of Warwick whilst also being within easy reach Leamington Spa and local facilities which include the nearby Tesco Supermarket and Sainsbury local are easily accessible. There are good local road links to neighbouring centres and links to the Midland motorway network.

#### Approach

Access to the property is through a secure front door that opens into a well-maintained communal hallway. This hallway leads to the rear communal garden, where Flat 15 is situated behind another secure doorway. The apartment is located on the first floor, accessible via one flight of stairs equipped with a grab rail, and it has its own front door.

#### "L" Shaped Entrance Hall

Wall mounted electric panel heater, built-in Airing Cupboard. Doors to:

#### Spacious Living Room

18'3" x 10'9" widening to 13'6" (5.57m x 3.30m widening to 4.12m) Featuring a focal point fireplace, two Xana electric panel heaters, and two double-glazed full-height windows overlooking the entrance to St Nicholas Park and the communal gardens.

#### Fitted Kitchen

11'6" x 6'11" (3.53m x 2.11m)

A cathedral-style, double-glazed window on the southwest-facing elevation offers a view of the communal gardens and features remote-controlled, double-pleated blinds. The kitchen includes a range of matching base and eye-level units, complemented by worktops and tiled splashbacks. It is equipped with a built-in electric oven and ceramic hob, along with a concealed extractor unit above. There is also space and plumbing available for a washing machine, dishwasher, and tumble dryer, as well as room for an upright fridge/freezer. Additionally, a wall-mounted electric fan heater is installed for added comfort.

#### Bedroom One

9'7" x 9'7" (2.93m x 2.93m)

The room features a double-glazed window on the side elevation, as well as a full-height double-glazed window overlooking the





entrance to St. Nicholas Park. This setup allows for an abundance of natural light, complete with full-height remote-controlled blinds.

Additionally, there is a wall-hung electric heater and double doors that provide extensive wardrobe storage, including a hanging rail and shelving. A wall-mounted Xana electric panel heater is also present, along with a built-in range of wardrobes that offer ample shelving, hanging space, and storage.

#### [Bedroom Two/Study](#)

8'0" x 5'8" (2.45m x 1.74m)

Built-in sliding door wardrobe providing hanging rail space with cupboard above. Wall-mounted electric panel heater and a feature double-glazed window with electric blinds.

#### [Bathroom](#)

White suite comprising WC, wash basin, bath with mixer tap and

Triton shower system over. Fully tiled walls, vanity light, extractor fan and a wall-mounted Dimplex electric panel heater.

#### [Outside](#)

To the rear of the building is an attractive and well-maintained south-west facing communal garden. To the front is a large non-allocated parking area.

#### [Tenure](#)

The property is held on a 125-year lease from 1989, with approximately 89 years remaining. The annual ground rent is £285 approx payable to Estates and Management Ltd. The current annual service charge is £1744.32 approx payable to First Port Retirement Property Services.

#### [Services](#)

All mains services are understood to be connected except gas. NB, We have not tested the heating, domestic hot water system, kitchen appliances, or other services and whilst believing them to

be in satisfactory working order, we cannot give warranties in these respects. Interested parties are invited to make their own inquiries.

#### [Council Tax](#)

The property is in Council Tax Band "C" - Warwick District Council

#### [Postcode](#)

CV34 4NP

## Top Floor Flat

Approx. 53.5 sq. metres



Total area: approx. 53.5 sq. metres

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Also at: Leamington Spa, Somerset House,  
Clarendon Place, Royal Leamington Spa CV32 5QN

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