



29, Montgomery Court, Coventry Road, Warwick

Guide Price  
£79,950



A first floor retirement apartment close to the centre of Warwick for the over 60's. situated on the Coventry Road in a private development surrounded by well kept communal gardens and parking: Entrance hallway, living room/dining room, kitchen, double bedroom with fitted wardrobe, bathroom. Communal facilities include lounge and laundry facilities. No upward chain. EPC B 84

#### Secure Communal Entrance

Which allows you direct access to the:

#### Communal Lounge

This welcoming spacious room with kitchen attached is the perfect place to sit and relax with friends or join in the events organised in Montgomery Court.

#### Approach

The apartments are arranged over three levels and number 29 is located on the first floor with access via a communal lift or stairs

as an alternative. The property is entered via a solid entrance door with spy hole into:

#### Private Entrance Hall

Having a panic cord, Dimplex Quantum storage heater and a door to a large store housing the hot water cylinder and shelving, doors to:

#### Lounge/Dining Room

20'4" x 8'4" widening to 14'3" (6.21 x 2.55 widening to 4.34) Having an attractive natural stone effect fire surround with electric fire, panic cord, Dimplex Quantum storage heater, cornice ceiling, two ceiling light points, double-glazed window and double-opening doors to:

#### Kitchen

8'8" x 7'8" (2.64 x 2.34)

Having a range of matching base and eye level units, an inset

single drainer sink unit, complementary worksurfaces with tiled splashbacks, a ceramic electric hob with extractor unit over, a built-in electric oven with storage above and below, space for a fridge and a separate freezer, panic cord, Creda electric fan heater and a double-glazed window.

#### Double Bedroom

17'7" x 8'9" max (5.36 x 2.66 max)

Having built-in double door wardrobes, wall-mounted Creda storage heater and a double-glazed window overlooking the main entrance to Montgomery Court.

#### Bathroom

Suite comprising bath with shower over, W.C, vanity wash hand basin with double door storage cupboard below, fully tiled walls, Creda electric fan heater and extractor fan.



### Communal Facilities

There is also a bedroom with en-suite facilities available for overnight guests. We understand this is charged at a competitive nightly rate and managed by the House Manager. There are also laundry facilities.

Montgomery Court is known for its impressive courtyard garden, with a shaped lawn, well-stocked perimeter borders, and a central seating area. There is also a garden at the rear of the development. Regular social activities include: Monday morning coffee, every Tuesday keep fit, every Thursday afternoon tea, monthly social event, and the first Wednesday of the month crafty chatter. New residents are accepted from 60 years of age. Both cats and dogs are generally accepted (subject to the terms of the lease and the landlord's permission).

### Visitor Parking

We understand that within the development there are parking facilities, however, this is arranged by Firstport and the House Manager. Our understanding is that spaces are allocated as they become available and no longer needed by the previous occupant. VISITOR PARKING: There are a few parking spaces reserved specifically for visitors.

### Tenure

The property has a 125-year lease from 2001. This is for information purposes only and must be verified by a Solicitor.

The current ground rent is £774.38 per annum, paid half-yearly. The current Service Charge is £2,850 PA.

Warwick District Council. The Council Tax is Band B.

The Annual Service Charge Covers.

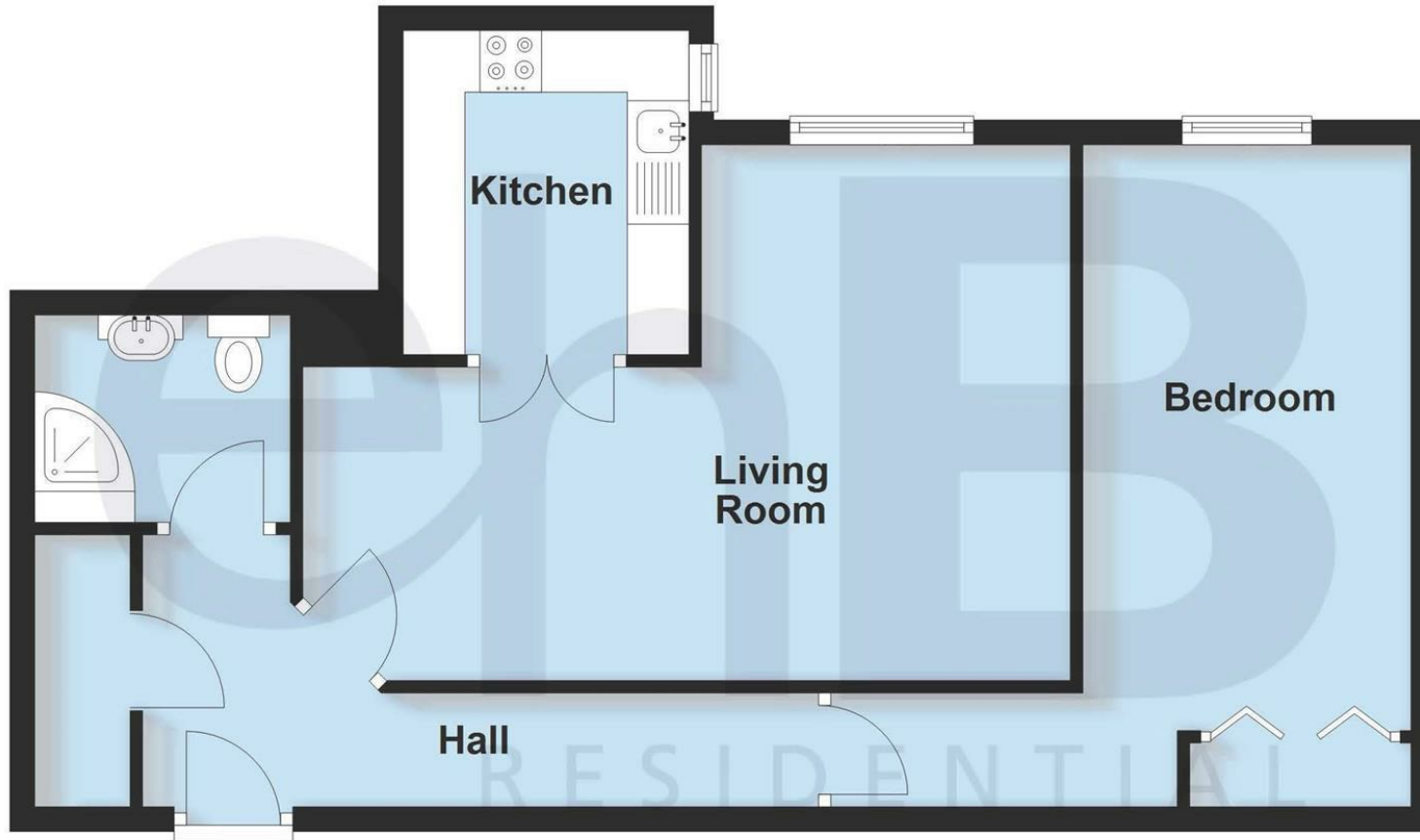
1. Care-line Control Centre monitoring
2. Remuneration of the House Manager
3. Repairs and maintenance to the interior and exterior communal areas.
4. Upkeep of gardens and grounds.
5. Window cleaning
6. Lift service contract
7. Buildings insurance

### Location

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- Lettings and Property Managers •
- Land and New Homes Agents •

Approx. 57.8 sq. metres (622.4 sq. feet)



Total area: approx. 57.8 sq. metres (622.4 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

Warwick Office  
17-19 Jury Street  
Warwick  
CV34 4EL

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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>		84	87
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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

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