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47 Montgomery Ct, Coventry Road, Warwick

Price Guide £79,950

Enjoying roof-top views to the rear, this freshly decorated one-bedroom retirement apartment forms part of a very popular and sought-after retirement development with communal gardens, parking and other communal facilities. There is even a secret garden! Viewing of this delightful property is highly recommended. USEFUL LIFT ACCESS TO ALL FLOORS - NO UPWARD CHAIN. Energy rating B.

Location

Montgomery Court offers private, purpose-built apartments for people aged 60+, with partners aged 55+.

It is an excellent location, close to the centre of Warwick and within easy reach of the Castle, shops, parks, supermarkets, public transport, and Warwick railway station. It has two award-winning landscaped gardens where residents can sit and enjoy, especially in Spring and Summer.

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 47 is located on the second 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 a:

Private Entrance Hall

Creda storage heater, and a door to a large store housing the newly installed hot water cylinder and doors to :

Lounge/Dining Room

20'4" x 9'8" widening to 14'2" (6.20m x 2.95m widening to 4.32m)
Having an attractive natural stone effect fire surround with electric fire, telephone, Creda storage heater, coved ceiling, two ceiling light points, double-glazed window, and double-opening doors to:

Fitted Kitchen

8'7" x 7'6" (2.64 x 2.31)
Having a range of matching base and eye level units, an inset single drainer sink unit, complementary worksurfaces with tiled splashbacks, a built-in electric hob with extractor unit over, a built-in electric oven with storage above and below, space for a fridge and a separate freezer, a Creda electric fan heater and a double-glazed window.

Double Bedroom

17'6" x 8'8" (5.35 x 2.66)
Having built in sliding folding double door wardrobes, wall-mounted Creda storage heater and a double-glazed window overlooking the main entrance to Montgomery Court.

Shower Room

Having a tiled shower cubicle with a Mira Excel shower and curved glass double opening shower doors, a vanity unit with a wash hand basin with double door storage cupboard below, a W.C., fully tiled walls, an extractor fan and an electric fan heater.

Visitor Parking

We understand that within the development there are parking facilities; however, this is arranged by Peverel 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.

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 first Wednesday in the month crafty chatter. New residents are accepted from 60 years of age. Both cats and dogs are generally accepted (subject to terms of lease and landlord permission).

Tenure & Service Charge

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 (1 Sept 25-28 Feb 26). The current Service Charge is £1,426.08 for the half-year.

The Council Tax is Band B.

The Annual Service Charge Covers.

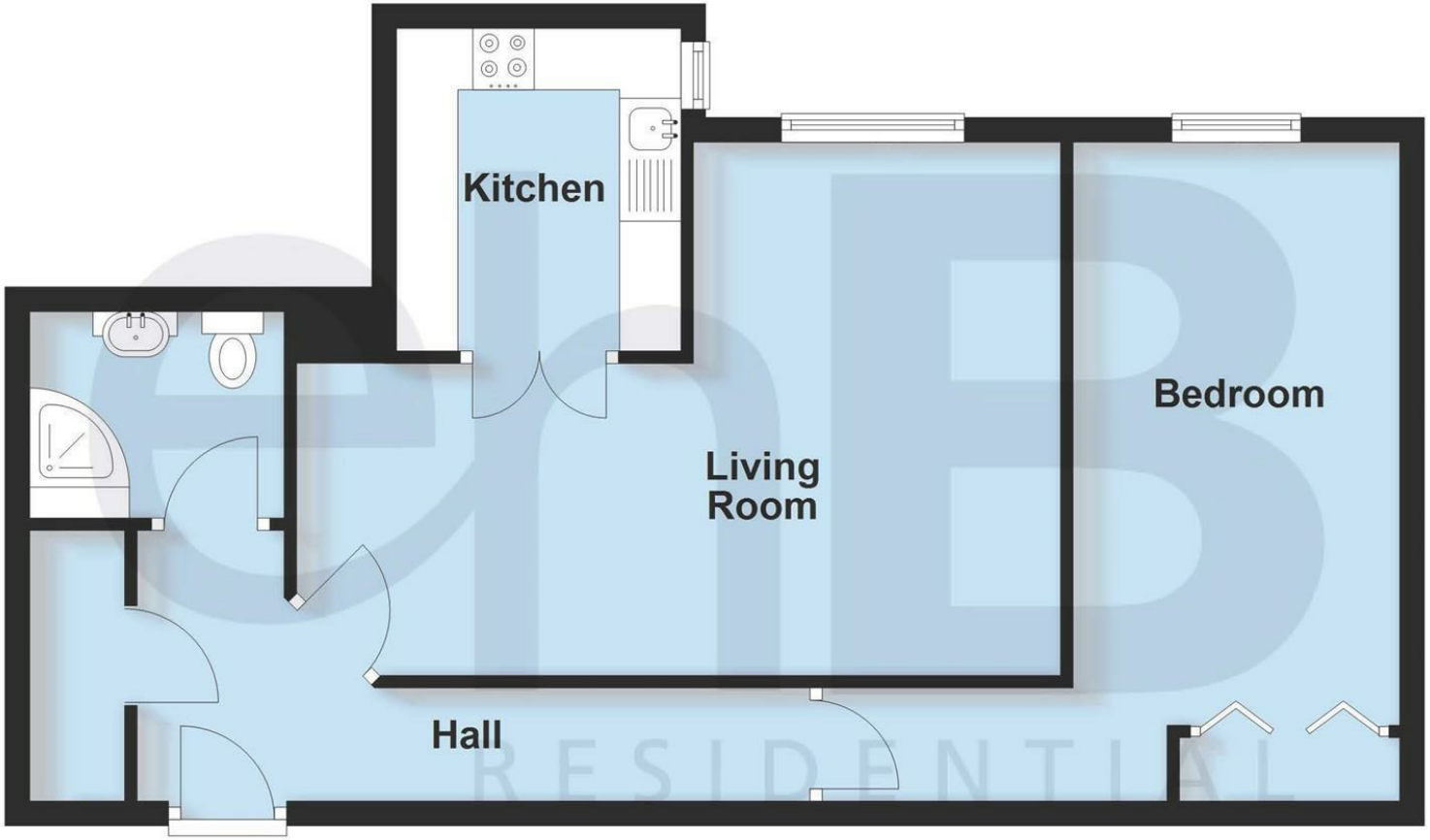
1. Care-line Control Centre monitoring
2. Remuneration of the House Manager
3. Repairs and maintenance to the interior and exterior communal areas.
4. Upkeep of gardens and grounds.
5. Window cleaning
6. Lift service contract
7. Buildings insurance

Services

Mains electricity, water and drainage are connected to the property. NB We have not tested the heating, domestic hot water system, kitchen appliances, or other services, and whilst we believe them to be in satisfactory working order, we cannot give warranties in these respects. Interested parties are invited to make their own inquiries.

Second Floor

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

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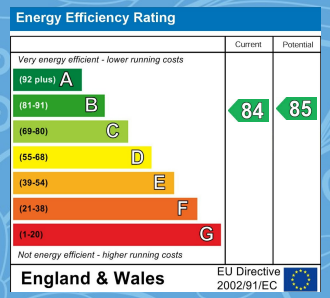
Residential Estate Agents •
Lettings and Property Managers •
Land and New Homes Agents •

Warwick Office
17-19 Jury Street
Warwick
CV34 4EL

01926 499540 ehbresidential.com



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

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