



33, Healey Court, Coten End, Warwick

**Price Guide
£165,000**



This nicely positioned, two-bedroom, first-floor retirement apartment has the benefit of a spacious through lounge/dining room with a modern fitted kitchen off. The main bedroom has a modern cloaks/utility room, and a modern shower room. The apartment is offered for sale with the benefit of no onward chain and it is a condition of purchase that residents be over the age of 55 years. NO UPWARD CHAIN Energy rating B

Location

Healey Court is a highly regarded development of retirement apartments for those of 55 years of age and over. The property is well maintained and offers excellent communal facilities including a large day room with a kitchen area, quiet room, laundry, and visitors' guest suite. To the front, there is a large car park & to the rear attractive communal gardens. House Manager. Excellent local amenities including shops, bus stop, train station, and hospital. Warwick town centre is within a 1/4 of a mile.

Approach

Through solid entrance door with spyhole into:

"L" Shaped Entrance Hall

Built-in shelved Storage Cupboard, adjacent Linen Cupboard accommodating the hot water heater. Wall-mounted entryphone/panic alarm system. Doors lead off to:

Living Room

22'7" x 10'6" max (6.90m x 3.21m max)

Wall-mounted electric panel heater, attractive focal point fireplace with surround, marble inlay, and hearth with an inset electric fire. Coving to ceiling, two ceiling light points, sealed unit double glazed windows on two elevations. Opening to:



Modern Fitted Kitchen

8'2" x 7'9" (2.50m x 2.38m)

Modern range of high gloss base and eye level units with complementary worktops and upturns, inset single drainer sink unit with mixer tap. Built-in Hotpoint electric oven and induction hob with a touch control extractor unit over, integrated fridge/freezer, pelmet lights, downlighters, and tiled floor.

Bedroom One

10'0" x 5'10" (3.06m x 1.80m)

Built-in mirror fronted sliding door wardrobe, wall-mounted electric panel heater, coving to ceiling, sealed unit double glazed window, book/display shelving. Door to:



Cloaks/Utility Room

5'9" x 5'3" min (1.76m x 1.61m min)

Fully tiled, worktop with inset sink with mixer tap and base unit beneath.

Space and plumbing for washing machine and tumble dryer, WC, electric heated towel rail, and extractor fan.

Bedroom Two

12'4" x 9'5" (3.78m x 2.88m)

Electric panel heater, coving to ceiling, sealed unit double glazed window.

Modern Shower Room

8'5" x 5'5" (2.57m x 1.67m)

Modern suite comprising WC, vanity wash hand basin with white high gloss drawers, and storage cupboard below. Full-width tiled shower enclosure with a Triton shower system, glass shower screen, electric chrome heated towel rail, downlighters, shaver point, and extractor fan.

Shared Storage

Adjacent to the apartment there are two useful shared storage facilities, one ideal for suitcases and the other for golf clubs, walking aids etc.

Outside

Residents' car park to the front and delightful attractively landscaped communal gardens for the enjoyment of the residents.

Tenure

The property is LEASEHOLD and benefits from a new lease with circa 155 years remaining. Vacant possession will be given on completion.

GROUND RENT: £245.66 p.a. SERVICE CHARGE: Currently £2,911.29 p.a. This is for information purposes only and must be verified by a Solicitor.

Services

All mains services are understood to be connected with the exception of 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.

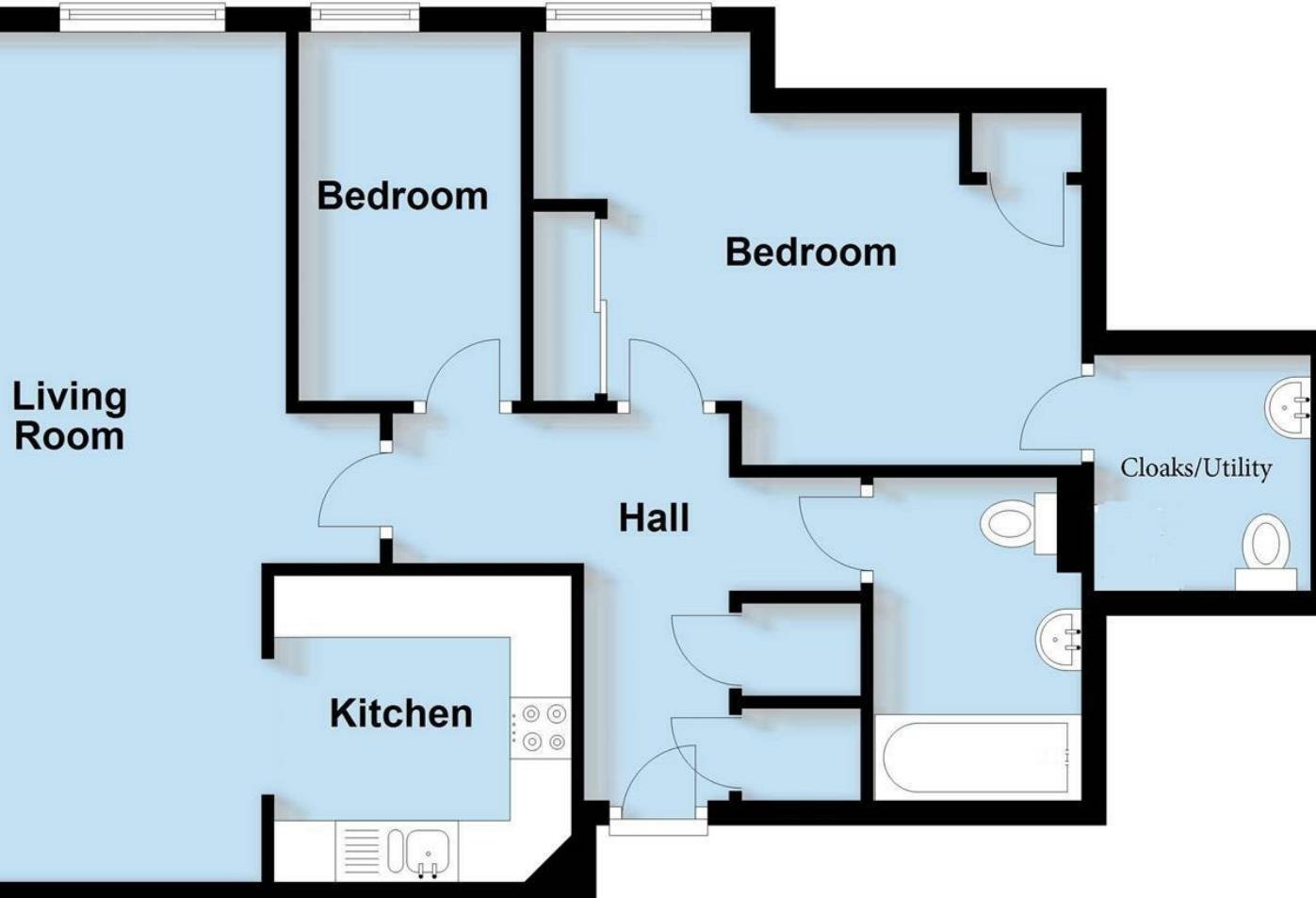
Council Tax

Council Tax Band "D"

Postcode

CV34 4XP

Approx. 64.8 sq. metres (697.2 sq. feet)



Total area: approx. 64.8 sq. metres (697.2 sq. feet)

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

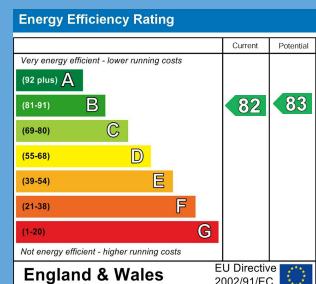
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