

ehB RESIDENTIAL

Your Property - Our Business

66, St. Johns Court, Coten End, Warwick

Guide Price £148,500







A top-floor one-bedroom apartment enjoying attractive views and surroundings, with a conveniently located single garage and an extended lease with approximately 165 years remaining. The accommodation comprises an entrance hall, spacious living room, double bedroom, fitted kitchen and modern bathroom. Further benefits include double glazing and a garage. NO UPWARD CHAIN. Energy rating: F.

Location

St John's Court occupies a highly convenient position with excellent local amenities, including a range of shops at St John's and Coten End, St Nicholas and Priory Parks, railway station, and hospital, and is within a few minutes' walk of the historic county town centre.

Communal Entrance

Security entry system. Staircase to the second-floor landing and flat 66, with an entrance door into:

Entrance Hall

Inset coir mat, hat and coat rail space and doors to:

Living Room

15'2" x 11'4" (4.63m x 3.47m)
Wall-mounted electric heater; double-glazed window facing St Nicholas Park. Door to:

Fitted Kitchen

8'11" 6'8" (2.73m 2.05m)
Range of base and eye-level units comprising worktops with inset sink drainer sink unit with mixer tap and rinse bowl, tiled splashbacks, AEG electric oven and induction hob with extractor unit over, space for upright fridge freezer, space for washing machine. Double-glazed window overlooking the communal gardens and door to airing cupboard housing the hot water cylinder with shelving and ceiling light point

Bedroom One

11'11" x 10'8" (3.64m x 3.27m)
Wall-mounted panel heater and a double-glazed window to the rear aspect








Bathroom
White suite comprising 'P'-shaped bath with mixer tap and shower attachment over, glazed shower screen, wash basin, WC, fully tiled walls, tiled floor, chrome heated towel rail and a double-glazed window

Services
All mains services are understood to be connected to the property 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 any warranties in these respects. Interested parties are invited to make their own inquiries.

Tenure
We understand the property is leasehold, with a 215-year lease from 25 March 1978 and a peppercorn ground rent. The service charge is understood to be £839.97 per half-year, together with a reserve fund contribution of £81.12per half-year.

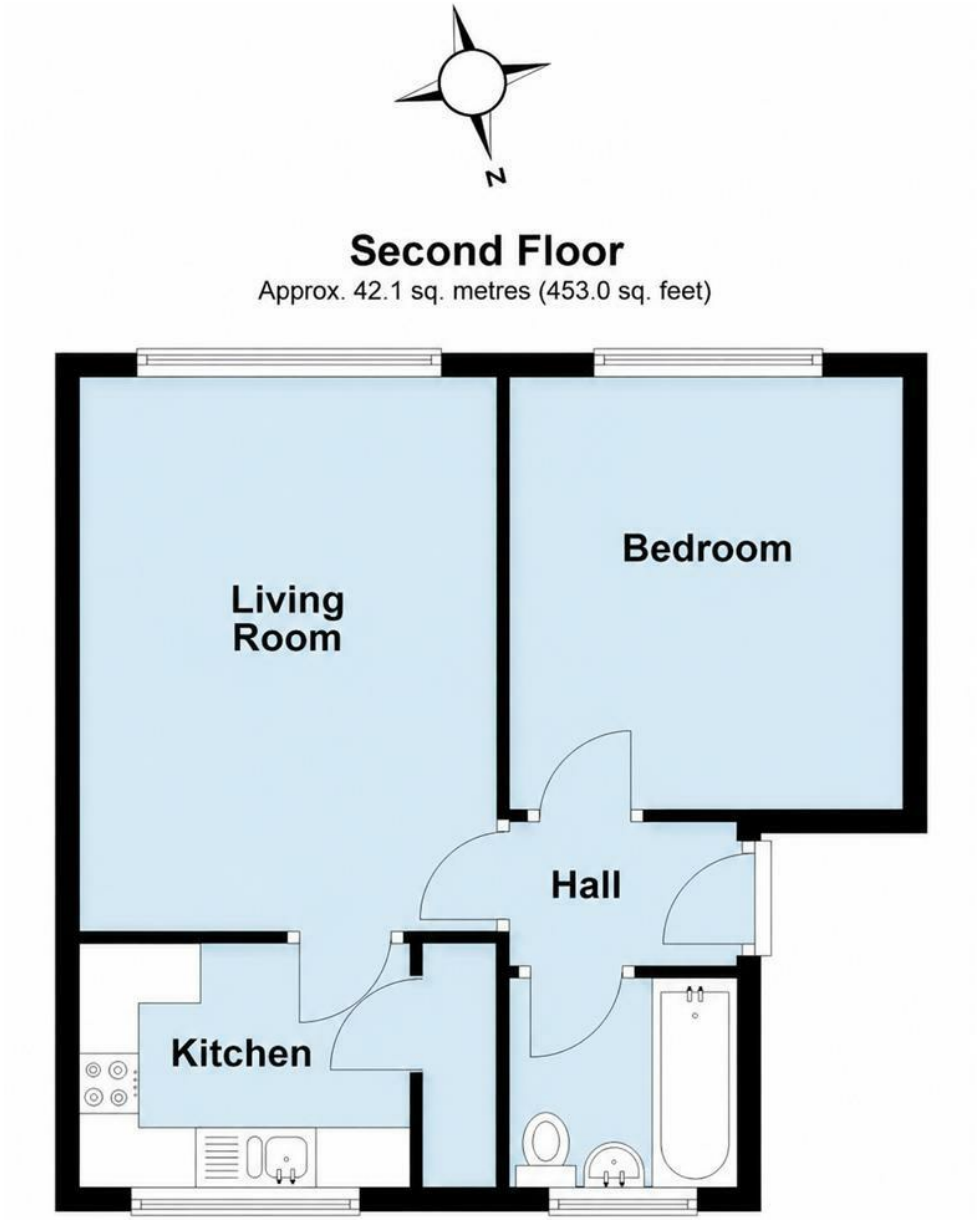
We have not inspected the relevant documentation, and the purchaser’s solicitor should verify these details.

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

Postcode
CV34 4NL

Outside
Well-maintained communal gardens. Residents parking area.

Garage
Conveniently located single garage with an up-and-over door.



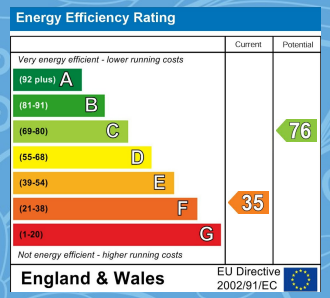
ehB RESIDENTIAL

Your Property - Our Business

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

IMPORTANT NOTICE ehB Residential for themselves and for the Vendors of this property, whose agents they are, give notice that:- 1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of ehB Residential has any authority to make or give any representations or warranty whatever in relation to this property on behalf of ehB Residential, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Measurement and other information. All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particulars importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the properties. 5. The agents will require identity documentation and evidence of address before entering into any transaction under money laundering regulations 2007.