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RESIDENTIAL

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Healey Court, Coten End, Warwick

Price Guide £165,000



This beautifully presented and well-positioned two-bedroom top-floor retirement apartment benefits from a spacious open-plan lounge/dining/kitchen, creating a bright and sociable living space. The principal bedroom features an en-suite cloakroom, complemented by a separate modern shower room. The apartment is offered for sale with no onward chain, and it is a condition of purchase that residents must be over 55 years of age. No Upward Chain. Energy Rating C 77.

Location

Healey Court is a highly regarded development of retirement apartments for residents aged 55 and over. The property is well maintained and benefits from excellent communal facilities, including a spacious day room with kitchen area, quiet room, laundry facilities, visitors' guest suite, and an on-site House Manager. Externally, there is a large car park to the front and attractive communal gardens to the rear.

The location is particularly convenient, with

excellent local amenities nearby including shops, bus stops, Warwick train station, and Warwick Hospital. Warwick town centre is within approximately a quarter of a mile.

Communal Entrance

Being protected by a telephone entry system and having both stairs and lifts ascending to all levels.

Approach

Through a solid entrance door with a spyhole into:





"L" Shaped Entrance Hall

Coving to ceiling, built-in deep shelved storage cupboard, adjacent cloaks/storage cupboard which accommodates the Ariston hot water heater, storage heater, wall-mounted entry intercom unit and doors to:

Open-Plan Sitting/Dining/Kitchen

20'7" x 18'1" narrowing to 10'6" (6.29m x 5.53m narrowing to 3.22m)

Sitting Area

Carpeted and with a Kyros electric radiator, double-glazed dormer window to the rear aspect overlooking the communal gardens.

Kitchen Area

Modern range of matching base and eye-level units, worktops with an inset sink having a mixer tap and a water softener tap. Ceramic hob with extractor unit over, electric oven with storage cupboards above and below, Bosch integrated dishwasher, integrated fridge/freezer. Coving to ceiling,

downlighters, tiled floor and a wall-mounted storage heater.

Bedroom One

12'7" x 9'5" (3.85m x 2.88m)

Built-in twin double door wardrobes with an adjacent single door wardrobe providing ample hanging rail and storage space. Double-glazed window to the rear aspect overlooking the communal gardens, wall-mounted storage heater. Door to:





En-suite Cloakroom

5'10" x 5'7" (1.78m x 1.72m)

Suite comprising WC, vanity unit with wash basin, and white-gloss fronted storage cupboards below. Timer-controlled chrome-heated towel rail, space and plumbing for a washing machine, tiled floor, downlighters, and extractor fan.

Bedroom Two/Study

10'4" x 5'10" (3.17m x 1.79m)

Coving to the ceiling and a double-glazed window to the rear aspect.

Modern Shower Room

8'5" x 5'5" (2.59m x 1.67m)

Modern white suite comprising WC, vanity area with wash basin, and gloss white double-door storage cupboards below and adjacent drawer units. Tiled shower enclosure with Triton shower system and curved glass double-opening shower doors. Timer-controlled chrome heated towel rail, tiled floor, extractor fan and downlighters.

Outside

Residents' car park to the front and delightful,

attractively landscaped communal gardens for residents' enjoyment.

Tenure

The property is LEASEHOLD with circa 102 years remaining. The term is 189 years from 1st April 1989. Vacant possession will be given on completion. GROUND RENT: £368.49 p.a. SERVICE CHARGE: Currently £3,357.39 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 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.

Council Tax

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

Postcode

CV34 4XP

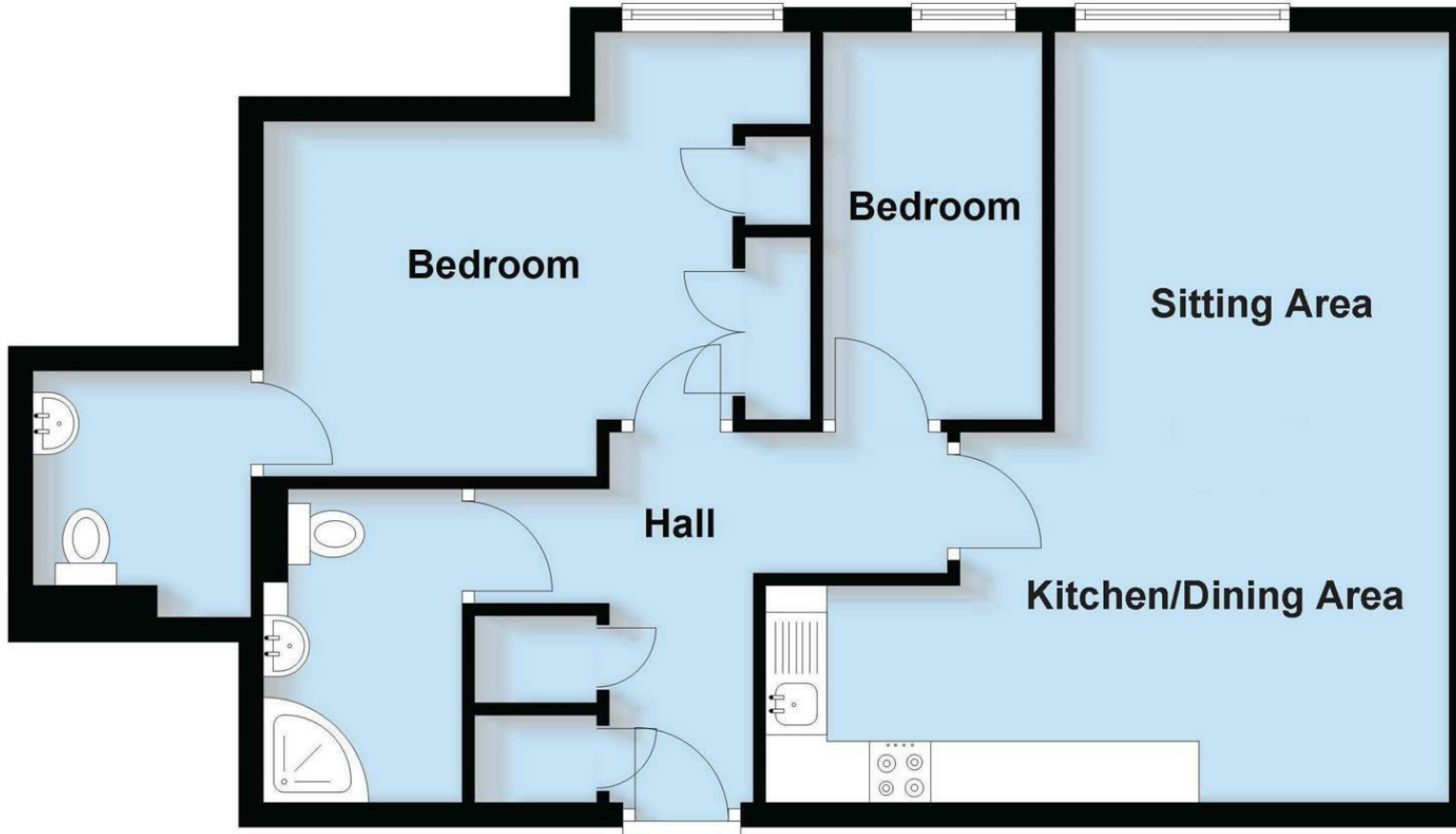


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Second Floor

Approx. 62.5 sq. metres (673.1 sq. feet)



Total area: approx. 62.5 sq. metres (673.1 sq. feet)

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

Warwick Office
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
		77	81
England & Wales			EU Directive 2002/91/EC

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