

## MONTGOMERY COURT, WARWICK CV34 4LQ



**A TWO DOUBLE BEDROOM, FIRST FLOOR, OVER 55'S APARTMENT WITH A SECURE, ALLOCATED PARKING SPACE SITUATED WITHIN STRIKING DISTANCE OF A NUMBER OF LOCAL AMENITIES AND TRAIN STATION.**

- Over 55's Apartment
- Two Double Bedrooms
  - Living Room
  - Fitted Kitchen
  - Shower Room
- Secure Allocated Parking
- Well Maintained Communal Gardens
  - Warden on Site
  - EPC - TBC

**2 BEDROOMS**

**PRICE GUIDE £115,000**

Montgomery Court is a fabulously run retirement complex of one and two bedroom apartments for the over 55's. Situated in a convenient location for a number of local amenities at St Johns shops, as well as on Coten End. This two bed first floor apartment is easily accessible via lift and is immaculately presented throughout. There is the benefit of a guest suite to provide accommodation for visiting friends and family, a warden on site and communal laundry services.

Outside there is a secure, allocated parking space and well maintained gardens.

### **Entrance**

Access to the building is by secure fob or keypad via the the lobby and communal living space. Accessible via lift or stairs, the solid front door of the apartment leads in to the private entrance hall. Being carpeted to floor and with neutral decor to walls and ceiling. Electric night storage heater to wall, various electric sockets and emergency call system with pull chords in all rooms as well as a kickboard button in the shower room. Light point to ceiling.

White painted doors lead to all rooms as well as a large airing cupboard which houses the hot water tank, fuse box and provides useful storage.

### **Living Room 17'7" x 11'2" (max) (5.367m x 3.404m (max))**

Being carpeted to floor and with neutral decor to walls and ceiling, large double glazed window to front elevation (windows were newly fitted in 2019), electric night storage heater, electric fireplace being coal effect with a stone effect hearth and mantle gives a nice focal point to the room, various electric sockets, a TV point, a phone point and there are light points to ceiling.

Double, white framed, obscure glazed doors lead in to the kitchen.

### **Kitchen 9'0" x 5'8" (2.745m x 1.747m)**

Having cushioned flooring and with neutral decor to walls and ceiling, double glazed window to front elevation (newly fitted in 2019) light point to ceiling and there is an electric heater to high level. The kitchen is fitted with a range of base and wall units with an off white frontage and wooden handles, melamine work surface over and a light pink, tiled splash back. There is space for an under counter fridge and freezer, built-in stainless steel sink with matching drainer and chrome hot and cold taps, electric ceramic four ring hob with extractor above and a built-in electric oven. Various electric sockets and fused switches.

### **Bedroom Two 8'8" x 11'5" (2.644m x 3.491m)**

Accessed off the entrance hall and currently used as a study this double bedroom is carpeted to floor and with neutral decor to walls and ceiling, double glazed window to front elevation (being newly fitted in 2019), electric heater to wall and there is a light point to ceiling, various electric sockets and there is a fitted, double, mirror fronted wardrobe.

### **Bedroom One 9'3" x 17'6" (2.827m x 5.335m)**

Accessed off the entrance hall, this double bedroom is carpeted to floor with neutral decor to walls and ceiling, double glazed window to front elevation (being newly fitted in 2019), electric night storage heater to wall and there is a light point to ceiling, various electric sockets, a phone point, a TV point and there is a double mirror fronted wardrobe with folding doors housing a huge amount of storage.

### **Shower Room 5'5" x 6'9" (1.658m x 2.073m)**

With wood effect cushioned flooring and walls being tiled to full height, light point to ceiling, extractor and heater to high level with an additional towel heater, low level WC, large walk in shower with chrome shower controls and attachments, built in vanity basin with chrome hot and cold taps with double cupboard below, large frameless mirror and light above.

### **Outside**

Well maintained and mature gardens and one, secure, allocated parking space.

**Services**

Please note there is no mains gas connected. We believe all other services are connected.

**Tenure**

We believe the property to be Leasehold. The agent has not checked the legal status to verify the Leasehold status of the property. The Purchaser is advised to obtain verification from their legal advisers.

There are 105 years remaining on the lease.

Service charges from August 2021 to August 2022 are £4,203.63 to include the building insurance, water rates, maintenance of the grounds etc.

Ground rent is £410 per annum. Both are paid half yearly.

**Council Tax**

We understand the property to be Band C.

**Viewing**

Strictly by appointment through the Agents on 01926 411 480.

**Special Note**

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

**Photographs**

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

**Disclaimer**

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute and part of an offer or contract. The seller does not take make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide; about the property is verified on inspection and also by your conveyancer.

**Management Department**

For all enquiries regarding rental of property, or indeed management of rented property, please contact Pauline Carrera-Silva on (01926) 438123

**Survey Department**

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance Valuations, together with Rent Reviews, Lease Renewals, and other professional property advice.

Hawkesford are also able to provide Energy Performance Certificates Telephone (01926) 438124.









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>		
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

www.hawkesford.co.uk t: 01926 411 480 e: warwick@hawkesford.co.uk