



Connells

Montgomery Court Coventry Road
Warwick

Montgomery Court Coventry Road Warwick CV34 4LQ

for sale offers in the region of
£77,500



Property Description

A generous and well presented one bedroom apartment located on the first floor with access via a lift. The home has access to beautiful communal gardens and a guest suite. There is allocated parking available upon request with visitor parking at the entry to the building.

The home briefly comprises a spacious lounge with dining area, kitchen with appliances and a double bedroom with built in wardrobes. There is a neutral bathroom offering a shower over bath and additional storage. There is a large storage cupboard in the hallway for added convenience.

Montgomery Court is a 5 minute walk into the centre of the historic Warwick town centre. Warwick is a market town which offers a great selection of High Street & independent shops as well as a wide range of restaurants, bars and coffee shops. Warwick is a lively town which hosts an annual food and drink festival, weekend markets and other local events.

Montgomery Court

The Montgomery Court Development is within a short walk of the historic town centre. In a highly convenient location with local amenities including shops, Priory and St Nicholas Park, railway station, hospital and bus service and was built by the quality builders McCarthy and Stone in 2001. The Development consists of one and two bedroom retirement apartments spread over three floors.

As well as having your own private living accommodation there a host of additional features that Montgomery Court offers.

There is a communal lounge where residents can gather and attend regular social activities, or enjoy the beautifully maintained gardens surrounding the development. There is a guest suite so that relatives who live far away can visit residents and stay close by subject to availability.

There are also laundry facilities, a House Manager and a 24 hour care-line system.

Entrance Hall

Storage cupboard housing boiler.

Lounge

20' 4" x 14' 2" (6.20m x 4.32m)
Window to side, electric fireplace and carpeted flooring.

Kitchen

8' 9" x 7' 9" (2.67m x 2.36m)
Fitted with a range of modern wall and base units with work surface over, built in oven, extractor fan. There is space for a below counter fridge and freezer. Window to rear.

Bedroom One

17' 7" x 8' 9" (5.36m x 2.67m)
Window to front, carpeted flooring and a fitted wardrobe.

Bathroom

Fully tiled suite with a bath with shower over, low level W/C and vanity wash hand basin.

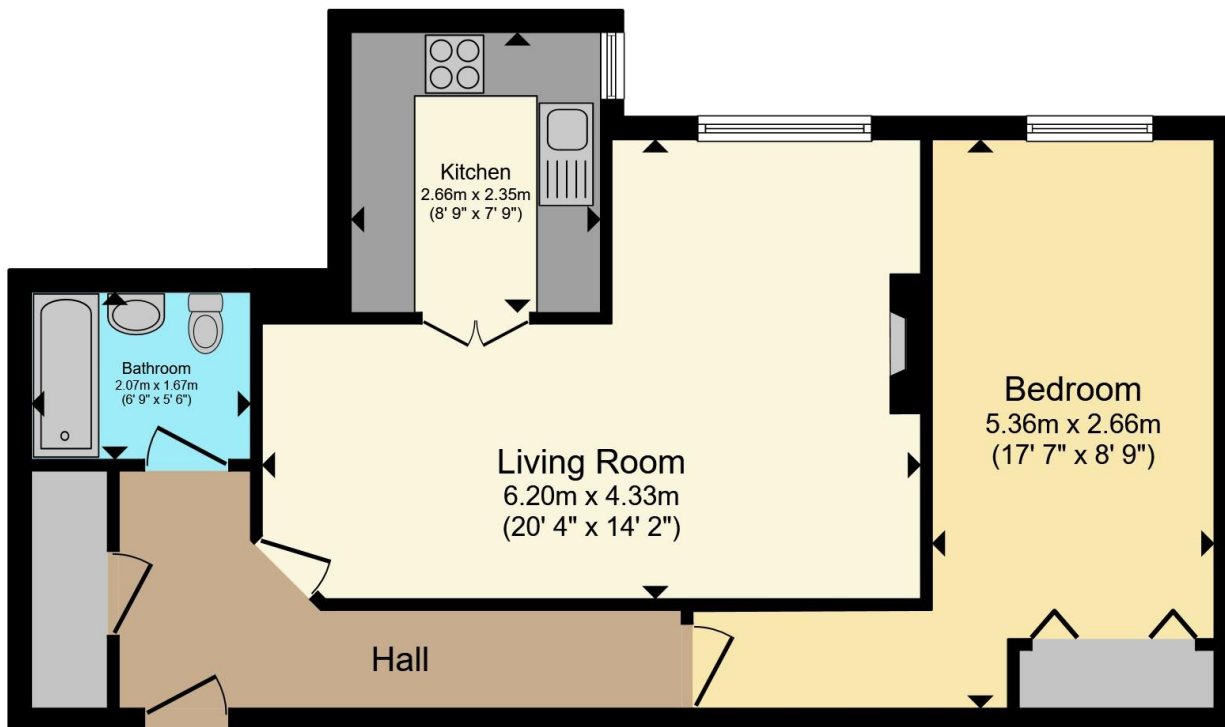
Vendors Notes

Replacement heaters in the lounge.

Buyer Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Total floor area 57.4 m² (618 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells



To view this property please contact Connells on

T 01926 403308
E warwick@connells.co.uk

14 High Street
WARWICK CV34 4AP

EPC Rating: B Council Tax
Band: B

Service Charge:
2850.00

Ground Rent:
774.38

Tenure: Leasehold

view this property online connells.co.uk/Property/WAR107810

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Mar 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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