



MARGETTS

ESTABLISHED 1806

CHARTERED SURVEYORS • LAND AGENTS • ESTATE AGENTS • LETTING AGENTS

40 Montgomery Court, Montgomery Court, Coventry Road, Warwick, CV34 4LQ
£650 pcm



A very attractive top floor (FULL LIFT ACCESS) one bedroom, retirement apartment accessed via stairs or lift with a much sought-after garden aspect. The pleasantly presented and well-planned accommodation provides large double bedroom accompanied by a good size living room, bright and airy kitchen and bathroom. Many communal facilities. Sought-after development. Age 55 plus only. NO PETS, NO SMOKERS.

- Top floor retirement apartment
- Spacious living room
- Lift access to all floors
- LIFT
- Bright and airy kitchen
- Garden aspect
- One large double bedroom
- Bathroom with shower over bath
- Attractive communal gardens



www.margetts.co.uk

Tel: 01926 496262

Over 200 years of local knowledge

12 High Street, Warwick CV34 4AP

Ground Floor

Communal front door with telephone security link opens into the communal entrance hall and residents' lounge with staircase and lift rising to the second floor.

Lounge/Dining Room

17' 9" x 11' 2" (5.41m x 3.40m max reducing to 2.69m) with double glazed window to the front overlooking the garden aspect, Creda electric night storage heater, TV point and FM radio point, telephone point, fire setting with hearth and surround, coved ceiling and two opening glazed doors through to the

Fitted Kitchen

9' x 5' 9" (2.75m x 1.74m) with rolled top work surfacing incorporating a single drainer sink and four ring electric hob, range of base units under with two spaces suitable for undercounter fridge or freezer. Tall larder cupboard incorporating the Electrolux electric oven, and range of eyelevel wall cupboards including cooker hood. Tiled splashback areas, coved ceiling and double glazed window to the side of the property affording a light and airy aspect. Alarm pull.

Double Bedroom

15' 9" x 8' 7" (4.80m excluding wardrobe reducing to 3.54m x 2.61m) with Creda electric night storage heater, coved ceiling, telephone connection point, alarm pull, and the dimensions exclude a mirrored double door range of wardrobes.

Bathroom

with coloured suite having panelled bath with adjustable shower over, low-level WC, wash hand basin with base unit under, extractor fan, full height tiling on all walls, Creda wall mounted electric heater

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Outside

Montgomery Court is well known for its attractive and well maintained communal gardens together with secret garden and parking area operated on a first come, first serve basis.

No Smokers Pets Not Allowed

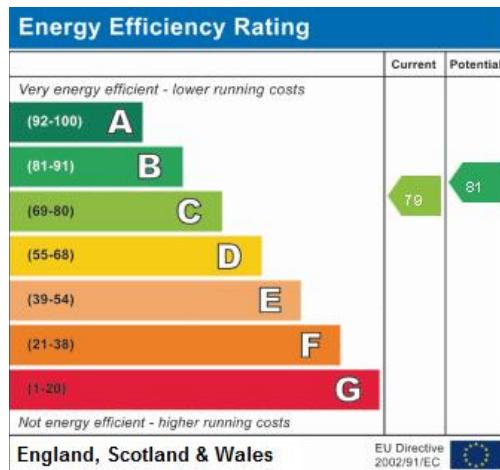
COUNCIL TAX BAND

AVAILABLE IMMEDIATELY (SUBJECT TO REFERANCES)

NO SMOKING / NO PETS

MANAGED BY LANDLORDS

A Holding Deposit of no more than the equivalent of one weeks rent will be required, and, a Deposit of no more than the equivalent of five weeks rent will also be needed.



Address:

40 2 12 24 12 24 Court 2 12 24 12 24 Court Coventry CV4 4 2 12 24, CV.

Reference:

40 2 12 24 12 24 Court.