

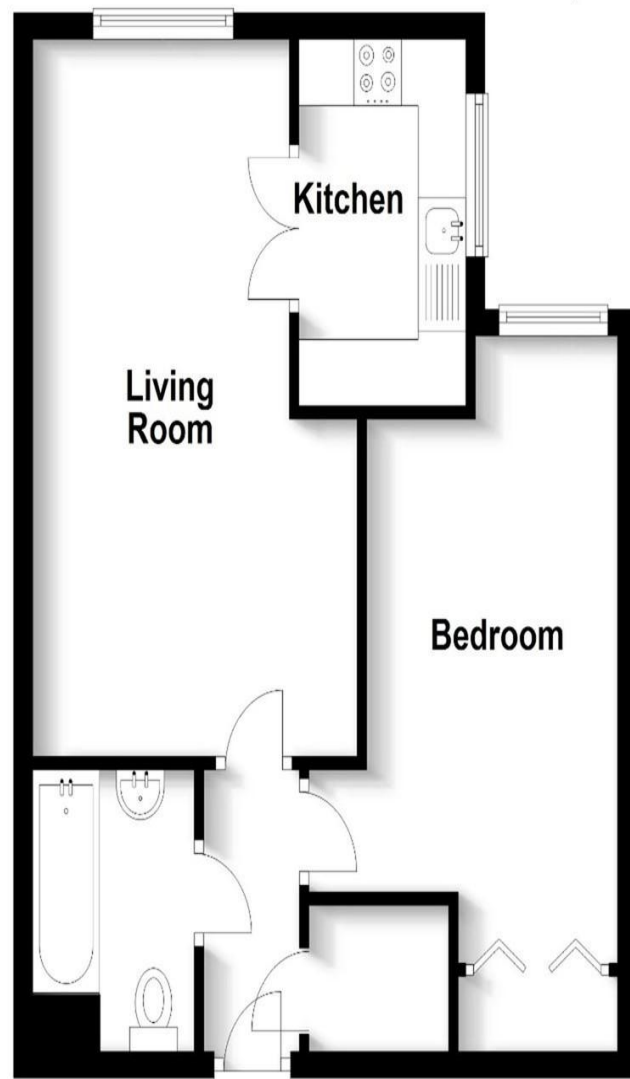
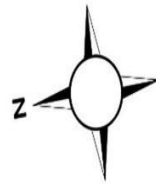


40 Montgomery Court, Coventry Road, Warwick, CV34 4LQ

Guide Price £86,500 Leasehold

Second Floor

Approx. 43.2 sq. metres (464.6 sq. feet)



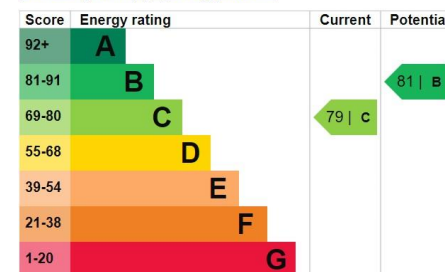
Total area: approx. 43.2 sq. metres (464.6 sq. feet)

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

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.



- 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

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 Landing

Private entrance door leads to

Private Entrance Hall

with coved ceiling and alarm pull. Door opening to deep airing cupboard fitted with shelving and hot water cylinder.

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



Lounge view



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.



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.

Agent's Notes

Single Sole Occupancy - Over 60 years.
Joint Occupancy - Over 55 years (or at the discretion of the Estate Management Company).
We understand the property is leasehold with a lease of 125 years starting from the 1st of March, 2001.
The ground rent is £350 per annum and the service charge is £2,733.60 per annum.
All main services are connected except gas.
Council Tax Band "B".
Local Authority: Warwick District Council.
Viewings: Strictly by appointment through the Agents.

Agent's Notes

Council Tax Band .

Local Authority:

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