

18 Healey Court, Coten End, Warwick, CV34 4XP

Guide Price £117,500 Leasehold



Energy efficiency rating for this property

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

- Rare ground floor apartment
- Retirement apartment
- Patio doors to garden
- South-westerly aspect
- Rare two bedroom
- Ground floor
- Large living room
- Fitted Kitchen with plumbing for washing machine and dishwasher
- Rare garden facing opening aspect

A rare, garden opening, two bedroom, ground floor retirement apartment in the sought-after development in the centre of Warwick with patio doors opening to the south/westerly garden aspect. Viewing strongly recommended. Needs some updating.

Communal entrance hall with front door and security telephone link opening into the communal entrance hall and facilities and corridor leading to the apartment.

Private door opens to the Entrance Hall with alarm pull and two storage cupboards.

LOUNGE/DINING ROOM

17' 8" x 10' 4" (5.4m max x 3.16m)
Night storage heater, ornate fire setting for an electric fire, FM point and TV point, and sliding double glazed patio doors opening to the well maintained communal garden.



FITTED KITCHEN

9' 10" x 5' 10" (3.01m x 1.80m)
with rolled edge worksurfacing extending around 2 1/2 walls incorporating a single drainer sink unit and Neff four ring electric hob. Base units under with plumbing in space for a slimline dishwasher and plumbing and space for a washing machine. Tall larder cupboards with a cooker hood and tiled splashbacks.



BEDROOM ONE

14' 9" x 8' 5" (4.52m including wardrobes x 2.58m)
with double glazed window affording views across the well-maintained communal garden, night storage heater, and double door fitted wardrobe with hanging rail and shelf included in the measurements.



BEDROOM TWO

10' 11" x 6' 5" (3.33m x 1.96m)
with double glazed window again affording attractive views over the garden.



SHOWER ROOM

has a walk-in shower cubicle with adjustable shower and curtain together with wash hand basin and low-level WC, heated towel rail, full height tiling on all walls, shaver point and extractor fan. Please note when the property was originally constructed this would have been a bathroom.



AGENT'S NOTES

Healey Court offers parking to residents on a first come, first served basis. There are communal gardens and seating areas for the residents to enjoy. There is a large communal lounge and sitting room with kitchenette facilities off.

LARGE COMMUNAL LOUNGE

Providing a place for residents to meet and socialise (together with kitchen facilities).



TWO BEDROOM SUITES

We understand there is also two bedroom suites available for guests to hire on a night by night basis organised through the Administrator for the Development.
*** Agent's Notes:- Healey Court is certainly one of the most desirable and sought after retirement developments in Warwick boasting large communal lounge for residents together with patio and communal gardens. There is also laundry facilities and guest bedroom suite which can be hired on a per person, per night basis.

There is also a communal resident's lounge with kitchen facilities, a separate reading library and laundry. Edit | Delete

AGENT'S NOTES

The property is leasehold with lease dated 11 October, 2019 for 99 years from 1st April, 1989.
Service Charge - £2,429.16
Ground Rent - £245.66.
We believe all mains services are connected except gas.

Agent's Notes

Council Tax Band C.

Local Authority: Warwick District Council