

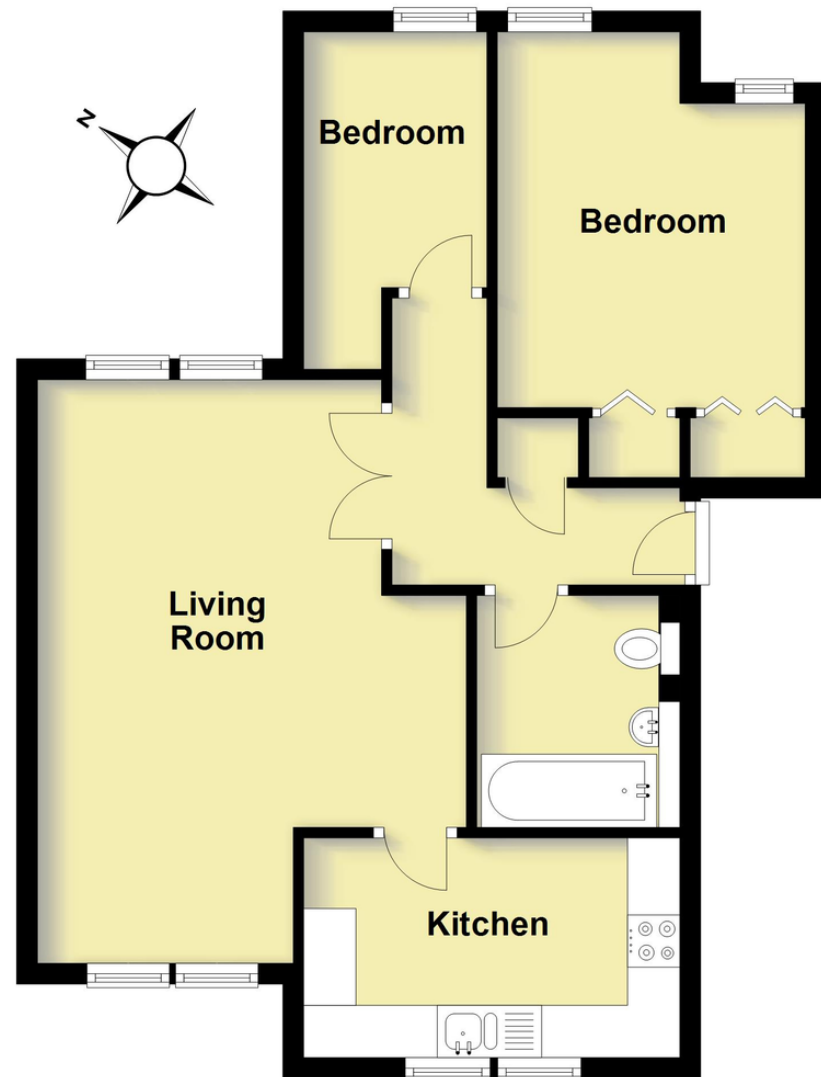


**MARGETTS**  
ESTABLISHED 1806

CHARTERED SURVEYORS • LAND AGENTS • ESTATE AGENTS • LETTING AGENTS

**First Floor**

Approx. 53.8 sq. metres (579.6 sq. feet)



Total area: approx. 53.8 sq. metres (579.6 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 D. It has the potential to be C.

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



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



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**19 Westbury Court, Coten End, Warwick, CV34 4NP**

Guide Price £137,500 Leasehold



- First floor retirement apartment
- Two bedrooms
- Sought-after development
- Views over St Nicholas Park
- Views over pleasant gardens
- Light and airy living room
- Fitted Kitchen
- Bathroom with shower
- Communal parking

A delightful, first floor, two bedroom, retirement apartment beautifully situated by St Nicholas Park with delightful communal gardens offering a lovely light and airy aspect to this attractive retirement apartment. Charming full width living room, kitchen with large window. Viewing strongly recommended.

**COMMUNAL FRONT DOOR**

with telephone security link opens into the entrance hall with further door opening to the rear garden where path leads to number 19.

Further communal front door opening into reception hall to four apartments with staircase rising to the first floor landing Private door opens to the apartment

**L SHAPED RECEPTION HALL**

with airing cupboard having hot water cylinder, Dimplex night storage heater, loft access.

**LIGHT AND AIRY THROUGH LIVING ROOM**

18' 4" x 13' 5" (5.60m x 4.10m max reducing to 2.46m) with full height, double glazed picture windows overlooking the communal garden and a further full height picture windows overlooking the rear garden and towards St Nicholas Park. The room benefits from a Dimplex night storage heater together with television aerial point and doorway through to the



**FITTED KITCHEN**

11' 7" x 6' 10" (3.55m x 2.10m) with roll edge work surface and extending around the room incorporating a 1 1/4 bowl, single drainer sink unit with mixer tap and an Electrolux full ring electric hob, base units beneath incorporating the electric oven and leaving space for appliances such as washing machine, slimline dishwasher and tall larder style fridge freezer. Range of eyelevel wall cupboards, tiled areas, tall double glazed window overlooking the garden.



**BEDROOM ONE**

9' 6" x 14' 0" (2.92m x 4.27m max including wardrobes reducing to 2.92m excluding wardrobes and bay) with full height double glazed windows affording attractive views. The room also includes a range of built-in wardrobes with hanging rail and shelves.



**BEDROOM TWO**

10' 7" x 8' 0" (3.23m max x 2.45m reducing to 1.72m) with electric panel heater, tall double glazed picture window affording attractive views towards St Nicholas Park.



**BATHROOM**

has a white suite with panel bath having a Triton adjustable shower over, wash hand basin and low-level WC, tiled splashback areas and extractor fan.



**AGENTS NOTES**

Westbury court is well known for its delightful communal gardens with lawns and perimeter borders stocked with shrubs, plants and established trees. There is some parking at the development. We believe the property to be leasehold with a lease of 125 years starting from the 1st of January 1989. We believe the service charge is approximately £1700 per annum and the ground rent is approximately £285 per annum. These costs to be confirmed. All main services are connected except gas. Please note: On the sale of the property a transfer fee is payable, please ask for more details. Viewings are strictly by prior appointment through the agents.

**Agent's Notes**

Council Tax Band C.

Local Authority: Warwick District Council

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