

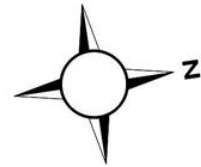


MARGETTS
ESTABLISHED 1806

CHARTERED SURVEYORS • LAND AGENTS • ESTATE AGENTS • LETTING AGENTS

Ground Floor

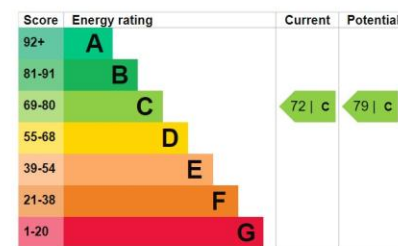
Approx. 54.0 sq. metres (580.8 sq. feet)



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.](#)



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11 Montgomery Ct, Coventry Road, Warwick, CV34 4LQ

Offers Over £79,950 Leasehold



- Retirement apartment
- Over 55's
- Ground floor LONG LEASE
- Very Large design
- Extra spacious entrance hall
- Own private patio
- Huge bedroom
- Refitted shower room
- Secret garden!

Communal front door with security entry phone link to the apartment opens into the Communal Entrance Hall and Visitors and Residents Lounge with Entrance Hall and staircase or lift to all floors.

HUGE L SHAPED RECEPTION HALL

larger than average due to its position on the ground floor, double glazed window and night storage heater, coved ceiling, alarm pull. Door opening to a large walk-in airing cupboard with hot water cylinder and slatted wood shelving.



LOUNGE

17' 8" x 11' 1" (5.39m max x 3.40m max)

This light and airy living room has a double glazed French door and matching side window opening to a small patio at the front of the property, night storage heater, ornate fire setting with electric fire and hearth, telephone connection point, television and FM radio point, coved ceiling and opening doors through to the



FITTED KITCHEN

9' 0" x 5' 8" (2.76m x 1.74m)

with double glazed window to the front of the property and a range of units with roll edge work surfacing incorporating the Electrolux 4 ring electric hob and single drainer sink unit with taps. Worktop with space beneath for undercounter appliances, tall larder cupboard incorporating the Beko electric oven and eye level wall cupboards with Electrolux cooker hood, coved ceiling, wall mounted Cress electric heater.



LARGE DOUBLE BEDROOM

17' 5" x 13' 2" (5.33m max inc. wardrobes x 4.02m max reducing to 3.14m)

with double glazed window to the front of the property, telephone connection point, television and FM radio point, electric night storage heater and the dimensions include a full height, mirrored, double door built-in wardrobe with hanging rail and shelf.



APARTMENT SHOWER ROOM

has been refitted with corner fitted shower cubicle with adjustable shower and seat, together with low-level WC and wash hand basin. Heated towel rail, tiling to full height on all walls, extractor fan and wall mounted electric heater.



DEVELOPMENT NOTES

Montgomery Court is well known for its delightful community aspect and benefits from communal washing room with washing machines and tumble dryers.

We believe there is a guest suite available to be hired for your guests and the development has a property manager.

GARDENS AND PARKING

Outside there are delightful gardens together with a secret garden and parking areas.



PARKING



AGENTS NOTES

We believe the property to be leasehold with a Lease of 125 years starting 1st March, 2001 with an estate charge of £175 payable per half year and a service charge payable in March 2022 of £1280.95 and in September of each year. September 2021 was £1401.22. We are awaiting documentary proof of these.

All main services are connected except gas.

Viewings are strictly by prior appointment through the agents.

Agent's Notes

Council Tax Band B.

Local Authority: Warwick District Council

VALUATIONS & SURVEYS FOR PURCHASERS

As Chartered Surveyors we conduct a range of surveys and Valuation Reports for prospective purchasers, including RICS Homebuyer Reports and Valuation Condition Reports. Please telephone us for an informal discussion and competitive fee quotation which we trust will meet your survey requirements. We are, of course, precluded from undertaking surveys on properties that Margetts Warwick Limited are offering for sale.

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