



## Westbury Court, Coten End, Warwick

Offers In The Region Of £169,950

- Two Bedroom Retirement Apartment
- Qualifying Age 55+
- Well Maintained Communal Gardens
- First Floor Apartment
- Warwick District Council Tax Band C
- Double Glazing Throughout
- Electric Heating
- Remote Controlled Blinds
- EPC Rating D - 60
- Communal Parking



# Westbury Court, Coten End, Warwick

A modern and well-presented two bedroom first floor retirement apartment being within easy walking distance of a number of local amenities with access by public transport from the X17 bus to Leamington, Kenilworth, Warwick and Coventry. Westbury Court has attractive communal rear gardens and off street parking. The property is strictly for the over 55's and is independent living within this development.



Council Tax Band: C



## Approach

Access to the property is via a secure front door which leads in to a well maintained communal hallway leading through to the rear communal garden where Flat 15 is located off through another secure doorway. The apartment is located on the first floor up one flight of stairs with a grab rail and through its own front door.

## Entrance Hall

Through to "L" shaped entrance hall with central ceiling light point, wall hung secure entry phone, electric heater to wall, fuse box, useful storage cupboard with coat hooks, and housing the water tank. Double, wooden framed, opaque glazed doors lead in to the living dining room.

## Living/Dining Room

18'3" x 13'6"

With dual aspect double glazed uPVC windows to both side elevations with full length curtains and blind allowing huge amounts of natural light through the space. With feature electric fireplace with timber Adams style surround and marble affect hearth, dual wall hung electric heaters, two ceiling light points, From the living room a solid door leads in to the modern fitted kitchen.

## Kitchen

6'11" x 11'6"

A cathedral like, white UPVC, double glazed window to the side south west facing elevation overlooking the communal gardens with remote controlled double pleated blinds. Fitted with a range of flat panelled wall to base units with rollover acrylic worktop with stainless steel sink and drying board, Indesit dishwasher, Bosch washing machine, space for dryer, Space for Fridge/Freezer, New World oven and grill with four ring electric ceramic hob with illuminated extractor above. Central ceiling light, Vinyl flooring, tiled splashback.

## Bedroom One

11'7" x 9'7"

Accessed off the entrance hall and having carpet to floor, central ceiling light point, large, white UPVC double glazed window to side elevation with an additional, full height double glazed window to side elevation over looking the path to St Nicholas Park and providing a huge amount of natural light with full height remote controlled blinds. Wall hung electric heater and double, sliding doors that house a huge amount of wardrobe storage with hanging rail and shelving with further full height cupboard.

## Bedroom Two/Study

8'4" x 5'8"

Accessed off the entrance hall and having carpet to floor light point to ceiling, large, white UPVC double glazed window to side elevation over looking the pathway to St Nicholas Park and providing a huge amount of natural light with remote

controlled full height blinds, Electric heater to wall, with further storage cupboard with shelving and curtain rail with further built in wardrobe and cupboard over.

## Bathroom

Accessed off the the entrance hall and having laminate flooring and walls being tiled to full height, with central ceiling light and extractor to ceiling. Fitted with low level WC, with semi pedestal white hand wash basin with chrome hot and cold mixer tap with mirror and light above. Electric triton shower over low level bath with curtain rail, chrome bath controls.

## Outside

To the rear of the building is an attractive and well maintained south west facing communal garden. To the front is a large non-allocated parking area.

## Tenure

The property is held on a 125-year lease with approximately 89 years remaining. The yearly ground rent is £285 approx payable to Estates and Management Ltd. The current annual service charge is £1744.32 approx payable to First Port Retirement Property Services.

## Fixtures and Fittings

All fixtures and fittings as mentioned in our sales particulars are included; all others are expressly excluded.

## Services

Mobile coverage

Sky

EE

Vodafone

Three

O2

Broadband

Basic

18 Mbps

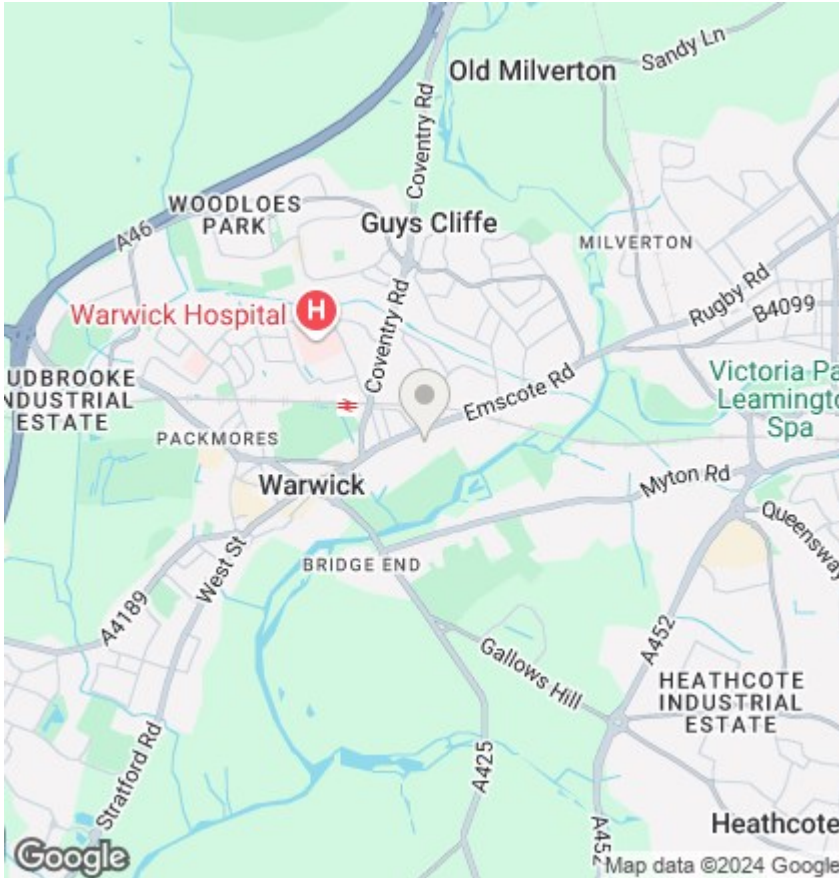
Superfast

80 Mbps

Ultrafast

330 Mbps

Satellite / Fibre TV Availability



### Viewings

Viewings by arrangement only. Call 01926 857244 to make an appointment.

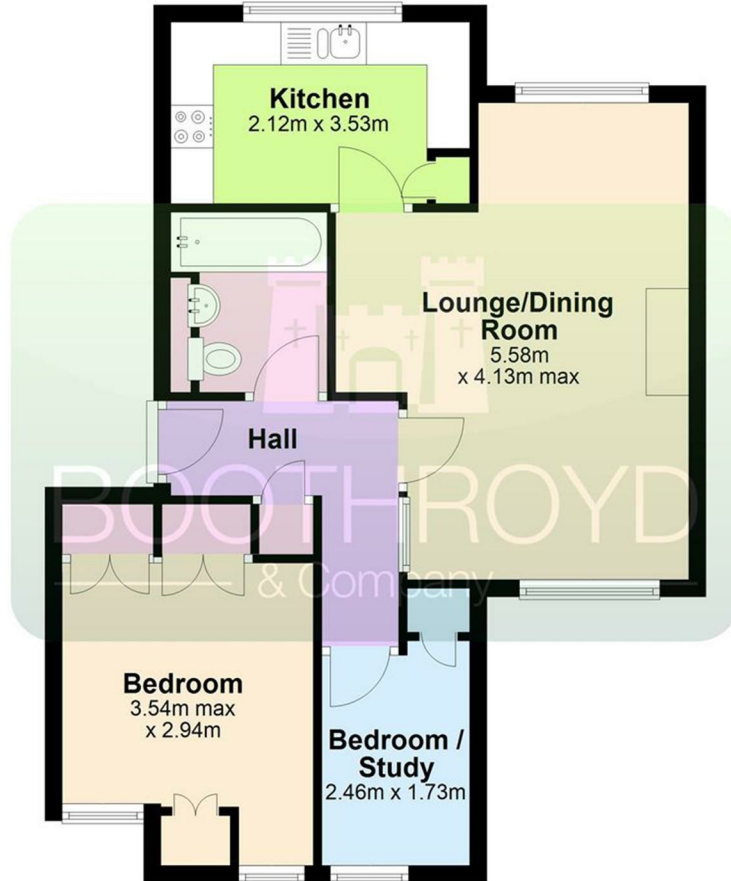
### EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			78
(69-80) C		60	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

### Top Floor Flat

Approx. 53.5 sq. metres



Total area: approx. 53.5 sq. metres