









# Two bedroom, retirement apartment.

Healey Court Coten End
Warwick
CV34 4XP

MARGETTS
ESTABLISHED 1806

**Guide Price £135,000**

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## Guide Price £135,000

***** LONG LEASE **** Welcome to Healey Court, a charming retirement home located just a short stroll from Warwick town centre, you'll find charming cafés, local shops, and essential services close at hand. Excellent transport links make visiting family or exploring the historic surroundings simple and enjoyable.**
**This property is perfect for those looking to downsize without compromise, offering security, convenience, and a welcoming neighbourhood atmosphere.**
**There is a lift to all floors.**

Communal front door with intercom system to each apartment opens into the communal entrance hall and the many residents' facilities.

A private front door opens into one of the larger apartments.

### RECEPTION HALL
with doors off to a useful storage cupboard and a further door off to an airing cupboard with insulated hot water cylinder heated on cheap rate electricity using Economy 7 and slatted wood shelving.

### BEAUTIFUL LIVING ROOM
23'1" max x 11'6" max
With fire setting having electric fire, TV point, carpeted, two electric night storage heaters and two double-glazed windows.

### FITTED KITCHEN
8'2" max x 8'0" max
with a range of wall and floor units incorporating work surfacing with a single bowl, stainless steel sink and a four-ring electric hob, space for a washing machine and a fridge freezer, cupboard incorporating the electric oven,
cooker filter and vinyl flooring.

### DOUBLE BEDROOM ONE
13'0" x 10'2" max
Carpeted with double glazed window to the side, electric storage heater, fitted, mirrored double door wardrobes.

### BEDROOM TWO
10'2" max x 6'6" max
with double glazed window to the side and carpet.

### BATHROOM
having bath with overhead electric shower, wash hand basin, low-level WC, heated towel rail, electric heater, extractor fan, tiled and vinyl floor, extractor fan and tiling to full height on all walls.

### GENERAL INFORMATION
The property is leasehold with an extended lease of 189 years dated 1st April, 1989 (152 years remaining).
Ground Rent is £245.66 - paid in 2 instalments (every 6 months in advance on 1st April, 2026 and 30th September, 2026)
Service Charge payable monthly of £285.27 by standing order and includes water rates, buildings insurance and payments to the reserve and contingency fund.
All main services are connected except gas. Heating and hot water are supplied by Economy 7.

### THE DEVELOPMENT
Healey Court is popular for many reasons. Decisions are made by the people who live there and not a big company. It is run by a committee of residents (the RTM) and a management company they employ to assist.
Rises in service fees are kept to a reasonable amount, the increase for the year 2026/27 was 1.96% amounting to £65.81 over the year.

Healey Court is centrally located, with communal parking facilities and well-maintained communal gardens. There is also a large residents'





lounge with kitchen facility and a small library. There are laundry facilities for the residents (washers and dryers) and a house manager. There are social events held in the lounge for all to attend.
There is a visiting hairdresser with salon set aside.
We also understand there is a guest bedroom suite for visiting guests.
There is a bus service in either direction right outside the building. Both GP's and the hospital are nearby.











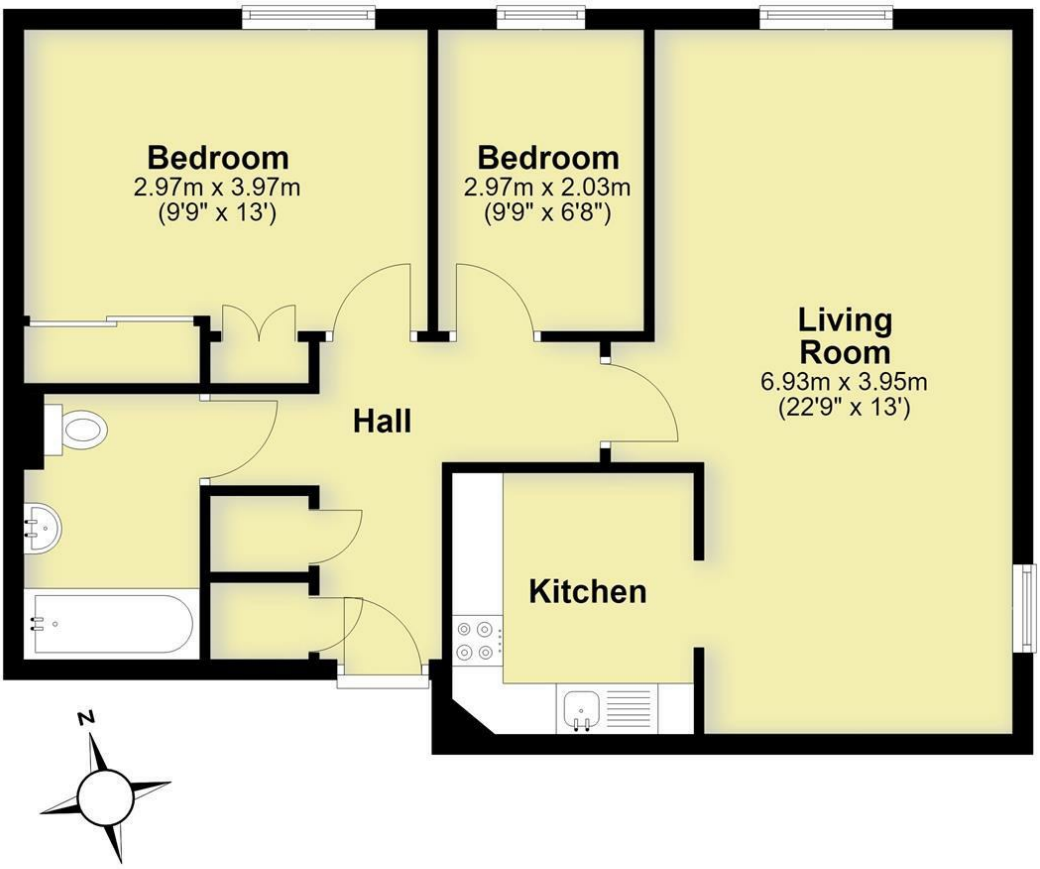


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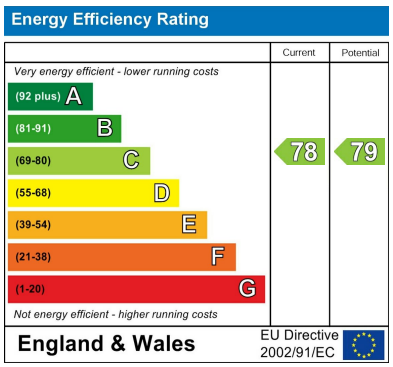
# Second Floor

Approx. 64.3 sq. metres (691.6 sq. feet)




Total area: approx. 64.3 sq. metres (691.6 sq. feet)

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





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