



Total floor area 82.4 m<sup>2</sup> (887 sq.ft.) approx  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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## 48 Wilton Court

Southbank Road, Kenilworth, CV8 1RX



Asking price £280,000 Leasehold

Viewing is highly recommended on this delightful, two bed apartment located within our prestigious McCarthy Stone, Retirement Living Plus development for over 70's.

The apartment benefits from a fully fitted kitchen including integrated appliances, good size dual aspect lounge with feature fireplace. Two double bedrooms and a tiled bathroom with bath suite and level access showering area.

\*NO ONWARD CHAIN\*

Call us on 0345 556 4104 to find out more.



# Wilton Court, Southbank Road, Kenilworth,

## Wilton Court

The historic Warwickshire town of Kenilworth is home to Wilton Court. Situated on Finham Brook, a tributary of the river Sowe, the town centrally located six miles southwest of Coventry and four miles north of Warwick. Wilton Court is less than a quarter of a mile from the town centre, which has a wide variety of national and independent retailers on offer.

Wilton Court is one of McCarthy & Stones Retirement Living PLUS range (formally Assisted Living) and is facilitated to provide it's homeowners' with extra care. An Estates Manager is on hand to manage the day to day running of the development and attend to any queries you may have. Within the service charge homeowners are allocated 1 hours domestic assistance per week, however, additional hours can be arranged by prior appointment. There are a range of personal care packages to suit your requirements - these are provided by the onsite CQC registered care team. For your reassurance the development has 24-Hour on-site staffing, secure camera entry systems and 24-Hour emergency call system provided by a personal pendant with static call points in bathroom and main bedroom. The development has a homeowners' lounge which is a superb venue for socialising with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability) which has an en-suite shower room, tea and coffee making facilities and a TV. For added convenience there is an onsite waitress service restaurant with freshly cooked meals provided everyday.

It is a condition of purchase that residents must meet the age requirement of 70 years of age or over.

### Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
- Part Exchange service to help you move without the hassle of

having to sell your own home.

- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

### ENTRANCE HALL

Front door with spy hole leads to a welcoming entrance hallway. Having a door to a walk-in storage cupboard/airing cupboard. With the 24-hour Tunstall emergency response pull cord system, Illuminated light switches, smoke detector and apartment security door entry system with intercom.

Other doors lead to the living room, both bedrooms and the bathroom.

### LIVING ROOM

A delightful dual aspect living room includes a floor to ceiling double glazed window offering lots of natural light.

An electric feature fireplace with surround makes a lovely focal point. TV and telephone points, Sky/Sky+ connection point. Fitted carpets raised electric power sockets. Having space for dining with a partially glazed door leads onto a separate kitchen.

### KITCHEN

Fully tiled and fitted kitchen with a range of modern low and eye level units and drawers with a roll top work surface. UPVC double glazed window, with electric opening/closing controls. Stainless steel sink with lever tap and drainer. Eye level oven, ceramic hob, cooker hood and integral fridge and freezer.

### MASTER BEDROOM

A well-proportioned master bedroom with a built in mirrored door wardrobe. Ceiling light, TV and phone point. Double glazed window and emergency response pull cord.

### BEDROOM TWO

The second double bedroom includes floor to ceiling double glazed windows. TV point. Ceiling lights.

# 2 bed | £280,000

## BATHROOM

Wet-room style bathroom being fully tiled and fitted with a suite comprising of level access shower and separate bath. Low level WC, vanity unit with wash basin and mirror above. Shaving point, electric heater and extractor fan. Emergency response pull cord.

### Service Charge (breakdown)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, our 24 hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening.

Service Charge £14,414.58 per annum (for financial year ending 31/03/2026).

To find out more about the service charges please please contact your Property Consultant or House Manager.

### Lease Information

125 years from the 1st June 2013  
Ground rent - £435 per annum.  
Ground rent review: 1st June 2028

### Car Parking Permit Scheme-subject to availability

Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

### Additional Information & Services

- Gfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

