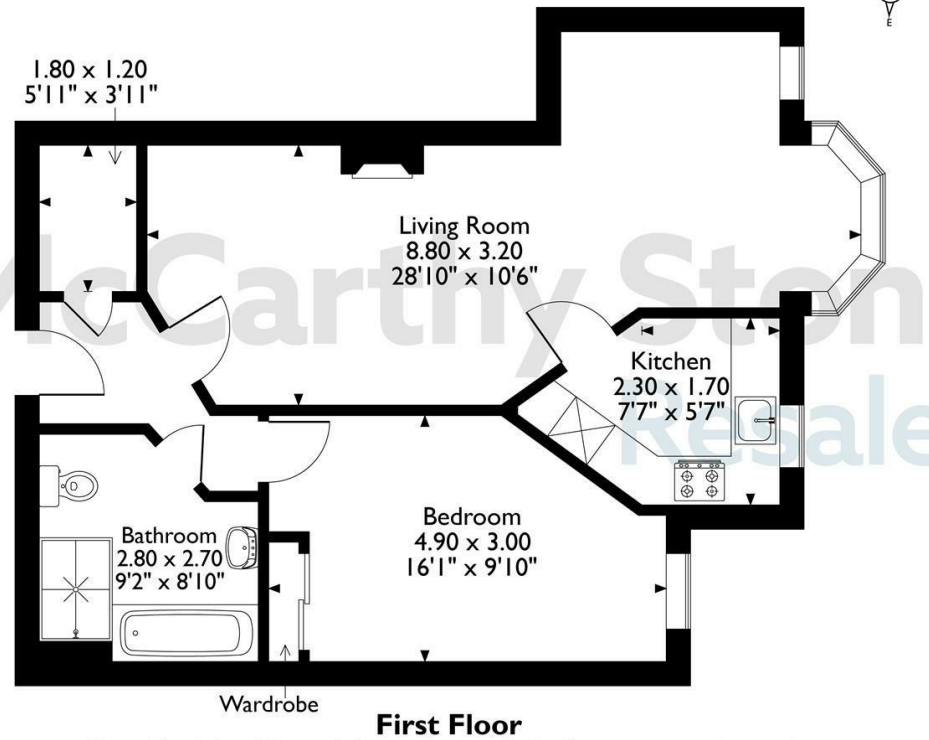


Wilton Court, Apartment 10, Southbank Road, Kenilworth, Warwickshire  
Approximate Gross Internal Area  
61 Sq M/657 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.  
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**Council Tax Band: B**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>87</b>	<b>87</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised reproduction is strictly prohibited.

**10 Wilton Court**

Southbank Road, Kenilworth, CV8 1RX



**Asking price £210,000 Leasehold**

\*ENJOY LUNCH ON US WHEN YOU TAKE A TOUR OF WILTON COURT - BOOK NOW!

A beautifully presented first floor retirement apartment, forming part of a highly regarded McCarthy Stone Retirement Living Plus development, designed exclusively for the over 70s and offering a safe, comfortable and community-focused environment.

The apartment features a bright and generously proportioned living room having ample space for dining and an attractive feature fireplace. A bay window allows for lots of natural light with a pleasant outlook over Southbank Road.

The modern fitted kitchen is well-appointed with a range of integrated appliances and contemporary units, providing both style and practicality.

There is a spacious double bedroom, complete with a built-in wardrobe offering ample storage, alongside a fully tiled bathroom fitted with a bath suite and a level access shower for ease of use.

**Call us on 0345 556 4104 to find out more.**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk



# Wilton Court, Southbank Road, Kenilworth, CV8 1RX

## Wilton Court

The historic Warwickshire town of Kenilworth is home to the award winning retirement development - Wilton Court. Situated on Finham Brook, a tributary of the river Sowe, the town is 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 its homeowners' with extra care.

An Estate 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 hour's 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 table 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.
- 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 the entrance hall. From the

hallway there is a door to a walk-in storage cupboard/airing cupboard. The 24-hour Tunstall emergency response pull cord system, illuminated light switches, smoke detector and apartment security door entry system with intercom are situated here. Wall mounted thermostat. Doors lead to the living room, bedroom, and bathroom.

## Living Room

The spacious living room offers a comfortable and versatile area, easily accommodating both relaxation and dining needs, with ample room for a full-sized dining table and chairs. A prominent double-glazed bay window allows plenty of natural light to flood the space, enhancing the room's bright and welcoming atmosphere while also providing excellent insulation.

At the heart of the room is an attractive feature fireplace, creating a charming focal point that adds character and warmth. The room is well-equipped for modern living, with conveniently positioned TV and telephone points, along with a dedicated Sky/Sky+ connection for entertainment.

The floor is finished with a fitted carpet, contributing to a cosy and comfortable feel underfoot. Raised electric power sockets are thoughtfully installed, offering easier access and added practicality. A partially glazed internal door leads through to a separate kitchen, allowing light to pass between the spaces while maintaining a sense of division.

## Kitchen

Fully fitted kitchen with a range of modern low and eye level units and drawers with roll edge work surface. Electronically controlled UPVC double glazed window, with stainless steel sink unit below. Eye level oven with side opener. Ceramic four ringed hob with extractor hood above. Integral fridge and freezer. Plinth heater. Central ceiling light fitting.

## Bedroom

This well-proportioned double bedroom offers a bright and comfortable living space, ideal for rest and relaxation. A built-in fitted wardrobe with contemporary sliding mirrored doors provides generous storage while also enhancing the sense of space and reflecting natural light throughout the room.

A large double-glazed window allows an abundance of daylight to fill the room, creating a light and airy atmosphere while also offering improved insulation and noise reduction. The room is finished with a soft fitted carpet, adding warmth and comfort underfoot.

The bedroom is equipped with a central ceiling light fitting, along with practical TV and telephone points for convenience and connectivity. For added peace of mind, an emergency response pull cord is installed within easy reach. A wall-mounted heater ensures the space can be efficiently warmed, providing a comfortable environment throughout the year.

## Bathroom

This modern wet-room style bathroom is designed with both comfort and accessibility in mind, offering a spacious and practical

# 1 bed | £210,000

layout. It features a large walk-in shower area with level access, providing ease of use and a sleek, contemporary feel. In addition, there is a separate bath, allowing for both quick showers and more relaxing bathing options.

The bathroom is fitted with a coordinated suite, including a WC and a stylish vanity unit with an inset wash hand basin. Above the basin is a fitted mirror, creating a bright and functional space for daily routines. A convenient shaving point is also installed for added practicality.

For ventilation, an extractor fan helps maintain air circulation and reduce moisture build-up, ensuring the room remains fresh and well-ventilated. An emergency response pull cord is fitted for safety and reassurance, offering quick access to assistance if needed.

## Service Charge (breakdown)

- 24-Hour on-site staffing
- 1 hour's domestic assistance per week
- 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. To find out more about the service charges please contact your Property Consultant or Estate Manager.

Annual Service charge: £10,6974.15 for the financial year ending 31/03/2027.

## Lease Information

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

## Car Parking

The development operates a parking rental scheme, exclusively for homeowners with cars. Spaces can be rented for the year at a fee payable six monthly (subject to availability - please speak to the Property Consultant or Estate Manager for further details).

## Additional Information & Services

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

