



McCarthy & Stone

RESALES



14 Wilton Court, Southbank Road, Kenilworth, CV8 1RX  
Asking price £320,000 Leasehold

For further details  
please call 0345 556 4104



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

Bright and spacious two bedroom, two bathroom retirement apartment. Wilton Court benefits from having a Waitress service RESTURANT INSIDE THE DEVELOPMENT. ~Part of McCarthy & Stones Retirement living PLUS range~

## Entrance Hallway

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. Further doors off lead to the living room, master bedroom, second bedroom, and bathroom.

## Living Room

Living room with feature fireplace and inset electric fire creating a nice focal point. Double glazed window with pleasant outlook, TV and telephone points, Sky/Sky+ connection point. Fitted carpets, raised electric power sockets. Oak effect 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 Stainless steel sink with lever tap and drainer sits beneath an electrically operated double glazed window. Eye level oven, ceramic hob, cooker hood and integral fridge and freezer.

## Master Bedroom

Large double bedroom benefiting from fitted wardrobes with sliding mirrored doors. Ceiling light, TV and phone point. UPVC double glazed window. Door off to en-suite wet-room.

## En-Suite

Fully tiled and fitted with suite comprising of level access shower, low level WC, vanity unit with wash basin and mirror above. Shaving point, electric heater and extractor fan. Emergency response pull cord.

## Bedroom Two

Second double bedroom with TV point. Ceiling lights. Emergency response pull cord. UPVC double glazed window

## Bathroom

Wet-room style bathroom. Fully tiled and fitted with 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. Slip resistant flooring.

## 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 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 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.

## Service charge details

- 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, your 24 hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please contact your Property Consultant or House Manager.

## Lease info

Ground rent - £510- per annum

Lease term 125 years from the 1st June 2013

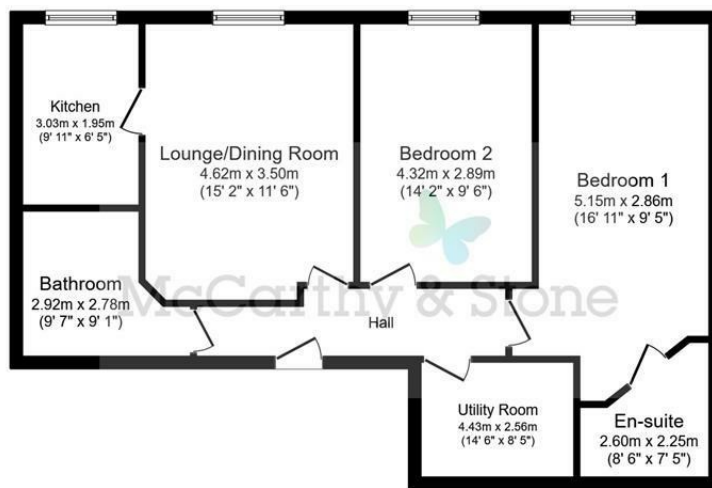
## Parking

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 for further details).









**Floor Plan**

Total floor area 74.0 sq. m. (797 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). Plan produced for McCarthy & Stone. Powered by www.focalagent.com



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   | 84                      | 84        |
| (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 |           |

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

#### The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email [resales@mccarthyandstone.co.uk](mailto:resales@mccarthyandstone.co.uk)

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