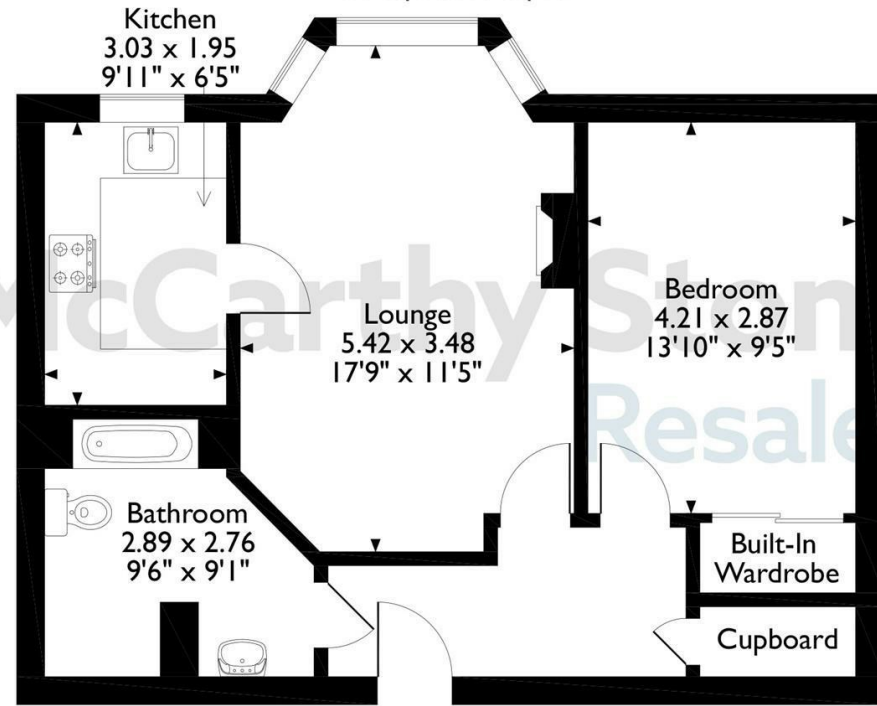


Wilton Court, Apartment 1, Southbank Road, Kenilworth, Warwickshire  
Approximate Gross Internal Area  
53 Sq M/570 Sq Ft



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>	81	84
(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	

## 1 Wilton Court

Southbank Road, Kenilworth, CV8 1RX



**Asking price £250,000 Leasehold**

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

A delightful ground floor retirement apartment, originally the show flat and situated within our highly regarded McCarthy Stone Retirement Living Plus development, created exclusively for the over-70s and offering a secure, comfortable, and community-oriented lifestyle.

The apartment boasts a generous living room with ample space for dining, complemented by an attractive feature fireplace. A charming bay window provides the room with an abundance of natural light while providing pleasant views across the landscaped communal gardens.

The contemporary fitted kitchen is thoughtfully designed with a range of integrated appliances and stylish modern units, combining practicality with elegant design.

The spacious double bedroom benefits from a built-in wardrobe offering excellent storage, while the fully tiled bathroom is fitted with a bath suite and a level-access shower for added convenience and ease of use.

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

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

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.



# 1 Wilton Court, Southbank Road, Kenilworth

1 bed | £250,000

## Summary

Wilton Court is situated in the heart of the historic town of Kenilworth and is within easy reach of beautiful Abbey Fields and the castle. There are an excellent range of amenities close by, including restaurants, coffee shops, the library, supermarkets, GP surgeries, dentists and two theatres. A Senior Citizens' Club can be found next door. Convenient bus and train services run to nearby Leamington Spa, Warwick and Coventry.

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 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 hour 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 (fees apply - 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.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you downsize 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

A secure front entrance door with spy hole opens into a welcoming entrance hall, providing access to all principal rooms within the apartment. From the hallway there is a useful walk-in storage cupboard/airing cupboard offering excellent additional storage space.

The hallway is fitted with a range of practical and safety-focused features including a 24-hour emergency response pull cord system, illuminated light switches, smoke detector, and a secure apartment entry system with intercom for added peace of mind. A wall-mounted thermostat provides convenient control of the apartment's heating. Internal doors lead through to the spacious living room, double bedroom, and wet-room style bathroom.

## LIVING ROOM

A delightful and generously proportioned living room, beautifully bright and airy thanks to the attractive bay window which allows an abundance of natural light to flood the space. The bay window also enjoys a pleasant outlook over the well-maintained communal gardens, creating a relaxing and welcoming atmosphere.

The room offers ample space for both comfortable lounge furniture and a dining table, making it ideal for everyday living as well as entertaining guests. Having a feature fireplace with electric fire makes a lovely focal point. Additional features include TV and telephone points, a Sky/Sky+ connection point, fitted carpeting, and raised electric power sockets designed for added convenience and ease of access. A partially glazed door leads through to the separate fitted kitchen.

## KITCHEN

A well-appointed fitted kitchen featuring a comprehensive range of modern base and eye-level units together with matching drawers, all complemented by practical roll-edge work surfaces providing ample preparation space. A electronically controlled uPVC double glazed window allows natural light into the room while enhancing ventilation and convenience.

The kitchen is fitted with a stainless steel sink unit and incorporates a range of integrated appliances including an eye-level oven with side-opening door for ease of access, a ceramic four-ring hob with extractor hood over, and an integrated fridge and freezer. Additional features include a plinth heater for efficient warmth, contemporary ceiling light fitting, and a thoughtfully designed layout combining both style and practicality.

## BEDROOM

A spacious and well-presented double bedroom offering a

comfortable setting, with ample room for a range of bedroom furniture. The room benefits from a fitted wardrobe with sliding mirrored doors, providing excellent storage while also enhancing the sense of light and space.

A double glazed window allows for plenty of natural light, creating a bright and inviting atmosphere. Additional features include fitted carpeting, ceiling light fitting, TV and telephone points, and an emergency response pull cord for added peace of mind and security.

## BATHROOM

A spacious wet-room style bathroom thoughtfully designed with both comfort and accessibility in mind. The room features a separate walk-in showering area with level-access shower, ideal for ease of use, together with a separate bath suite providing flexibility for both quick showers and relaxing bathing.

The fitted suite also comprises a low-level WC and a stylish vanity unit incorporating an inset wash hand basin with fitted mirror above. Additional features include a shaving point, electric heater, extractor fan, and an emergency response pull cord, offering added convenience, comfort, and peace of mind.

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

Service charge: £10,974.15 for financial year ending 31/03/2027.

## Lease Information

Ground rent: £435 per annum  
Ground rent review: 1st June 2028

Lease: 125 years from the 1st June 2013

## 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

