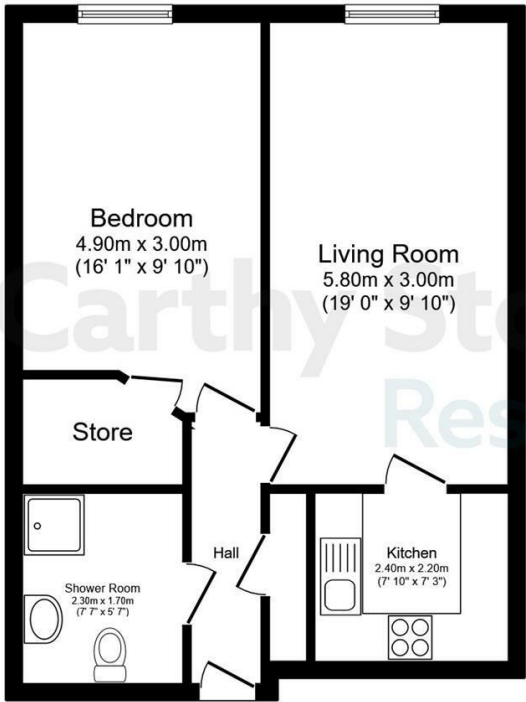


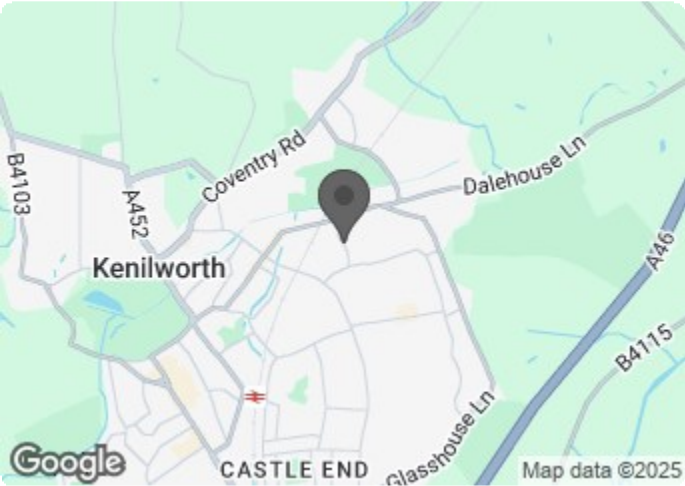
12 Finham Court

Waverley Road, Kenilworth, CV8 1SA



Total floor area 49.7 sq.m. (535 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: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(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	



Asking price £125,000 Leasehold

Outstanding one bed apartment in our purpose built Retirement Living development at Finham Court. Set in the heart of Kenilworth and moments from the centre of town, come and join our vibrant community! ~ Must be seen to be appreciated~

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 duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



Call us on 0345 556 4104 to find out more.

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

Finham Court, Waverley Road, Kenilworth

Summary

Finham Court in Kenilworth is a McCarthy & Stone managed development of 22 one and two bedroom Retirement Living apartments for those over the age of 60. Located on Waverley Road, in the heart of historic Kenilworth, the development is just 175 yards from the vibrant town centre. There are a range of shops available, including national and independent retailers. Amenities include the Post Office, a Public Library, two major supermarkets and much more. A weekly market is held every Thursday.

The development has a dedicated House Manager on site during the day to take care of things and make you feel at home. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the laundry room, homeowners lounge and other communal areas are also covered in the service charge.

For your peace of mind the development has CCTV door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise 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.

It is a condition of purchase that residents must meet the age requirement of 60 years or 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 in to the entrance hall. The 24-hour Tunstall emergency speech module system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Smoke detector. Doors off lead to the living room, bedroom and shower room.

Living Room

A well-proportioned lounge with large double glazed window. TV, telephone, and power points. Two ceiling lights. Raised electric power sockets. Having an attractive feature fireplace with inset electric fire. Part glazed wooden door leads into a separate kitchen.

Kitchen

Fitted kitchen with a range of base and eye level units, drawers and cupboards. Butchers block effect work surfaces. Stainless steel sink with mixer tap and drainer. Built in electric oven with space in the alcove above for a microwave. Ceramic hob and chrome cooker hood above. Integral fridge and freezer.

Bedroom

Generous double bedroom with a walk-in wardrobe housing rails and shelving. Ceiling light, TV and telephone point. Double glazed window.

Shower Room

Fully tiled and fitted with suite comprising; level access shower with glass screen, WC, vanity unit with wash basin and mirror above. Shaving point. Emergency 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

1 bed | £125,000

- 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 please contact your Property Consultant or House Manager.

Service charge: £4040.87 per annum (for financial year ending 30/09/25).

Car Parking (Permit Scheme)

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.

Lease Information

Lease: 125 years from 1st Jan 2014
Ground rent: £425 per annum
Ground rent review: 1st Jan 2029

Additional Information & Services

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

