PRICE REDUCTION

McCarthy & Stone
RESALES

38 Wilton Court Southbank Road, Kenilworth, CV8 1RX
Asking price £249,950 LEASEHOLD

For further details
please call 0345 556 4104

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NO ONWARD CHAIN LUXURY SOUTH WEST FACING ONE BEDROOM SECOND FLOOR RETIREMENT APARTMENT in the prestigious Wilton Court development- The apartment benefits from fully fitted kitchen including integrated appliances, good size lounge with feature fire place and a large walk out balcony.

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 room boasts double glazed patio doors which open out on to the balcony. There is a modern feature fireplace with electric fire which provides a nice focal point. TV point with wall mounted bracket and Sky+ connectivity (subscription fees may apply). Telephone point. Raised electric power sockets. Partially glazed door leads into a separate kitchen. Vertical slatted blinds and curtains.

Kitchen
Modern fitted kitchen with a range of base and wall units. Granite styled work surfaces with tiled splash back. A double glazed window is positioned in front of the stainless steel sink unit and fitted with a blind. Bespoke slim-line under counter dishwasher. Eye level oven with side opener. Ceramic four ringed hob with extractor hood above. Integral fridge and freezer. Kick heater. Central ceiling light fitting.

Bedroom
A large double bedroom with a fitted wardrobe featuring sliding mirrored doors. Double glazed window. Ceiling light, TV and telephone point. Emergency response pull cord. Raised power points, curtains and blinds in the bedroom.

Bathroom
Wet-room comprising; low leveled bath with grab rails; shower unit with fitted curtain and grab rails; WC; vanity unit with inset wash hand basin and mirror above. Shaver point. Emergency response pull cord.

Additional Info.
Heating is provided by zone-controlled storage heaters in the lounge. Wall-mounted electric heating in bedroom. Further benefits include a Ventaxia air flow and vetilation system along with a Gledhill boiler system for constant hot water in the apartment.

Wilton Court
The historic Warwickshire town of Kenilworth is home to 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's 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 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.

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 for further details).

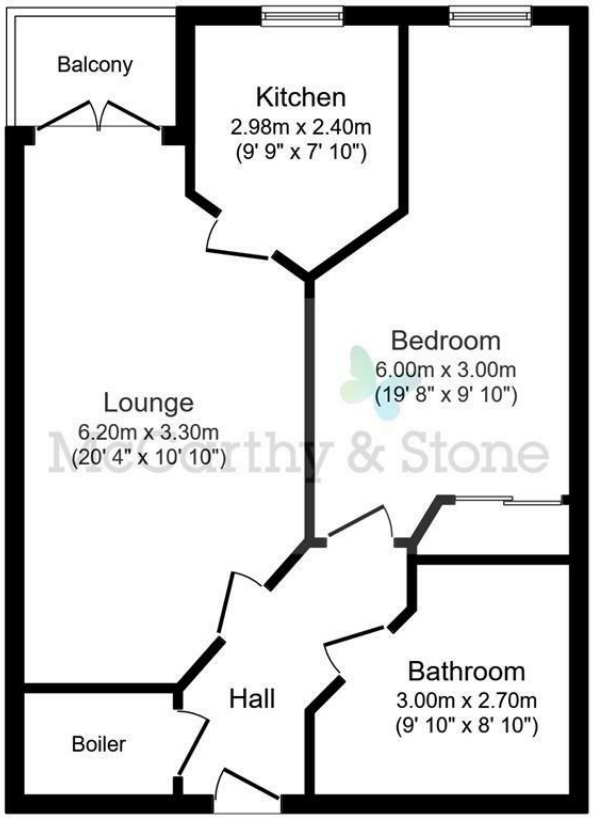
Lease Length
125 years from the 1st June 2013

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 Estates Manager.

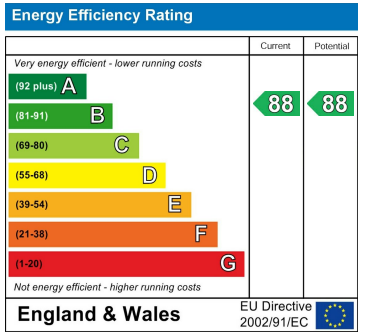
Ground Rent
Annual fee - £435

Council Tax Band B



Floor Plan

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



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

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