



McCarthy & Stone
RESALES



11 Finham Court Waverley Road, Kenilworth, CV8 1SA
Asking price £245,000 LEASEHOLD

For further details
please call 0345 556 4104

11 Finham Court Waverley Road, Kenilworth, CV8 1SA

A well presented one bedroom first floor retirement apartment. Situated in a DESIRABLE LOCATION near to a range of shops, supermarkets, Public Library and a local market.

The Development

Finham Court in Kenilworth is a McCarthy & Stone managed development of 22 one and two bedroom Later 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.

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 leading to the bedroom, living room 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. Part glazed wooden door leads into a separate kitchen.

Kitchen

Fitted kitchen with a range of base and eye level units, drawers and cupboards. Roll edge granite styled work surface. 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

Generously sized 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; 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
- 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.

Parking Permit Scheme (subject to availability)

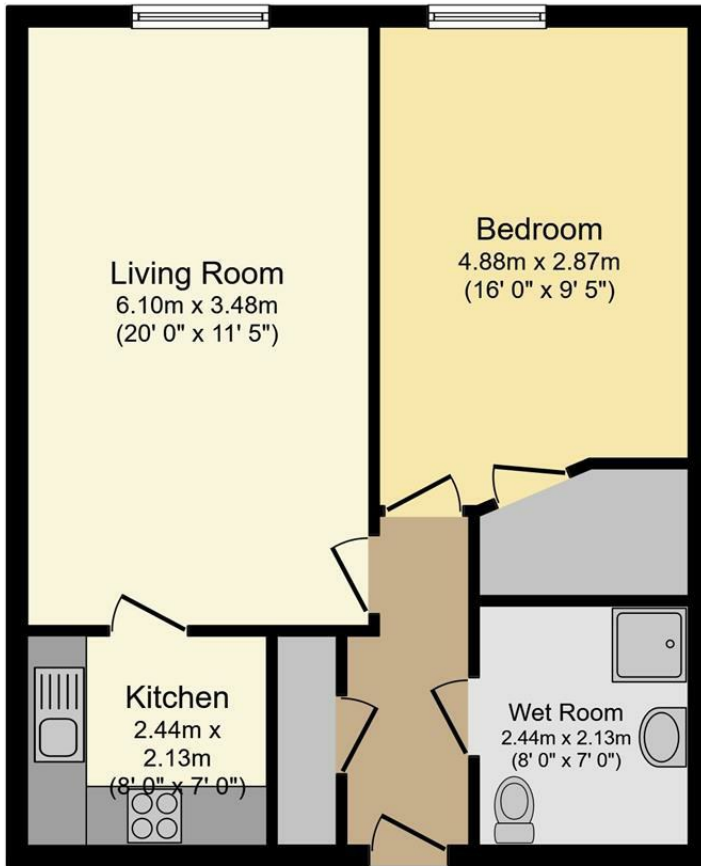
Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Ground Rent

Annual fee - £425







Floor Plan

Floor area 56.0 sq. m. (603 sq. ft.) approx

Total floor area 56.0 sq. m. (603 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		89	89
(81-91) B			
(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

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