



APPROX. GROSS INTERNAL FLOOR AREA 741 SQ FT / 69 SQM	Wilton Court
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 05/06/23
	photoplans

COUNCIL TAX BAND: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	80	80
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

McCARTHY STONE RESALES

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McCARTHY STONE
RESALES

2 WILTON COURT
SOUTHBANK ROAD, KENILWORTH, CV8 1RX



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

LOVINGLY MAINTAINED Two bedded GROUND FLOOR retirement apartment offered in GREAT CONDITION and ready for IMMEDIATE OCCUPATION

ASKING PRICE £295,000 LEASEHOLD

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WILTON COURT, SOUTHBANK ROAD, KENILWORTH, CV8 1RX

ENTRANCE HALL

Front door with spy hole leads to the large 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. Doors lead to the living room, master bedroom, second bedroom and bathroom.

LIVING ROOM

A spacious lounge benefiting from a feature fireplace which gives the room a good focal point. Double glazed patio door leading to the landscaped gardens. Television and telephone points, Sky/Sky+ connection point. Fitted carpets, raised electric power sockets. 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 double glazed window overlooking the gardens. Stainless steel sink with lever tap and drainer. Eye level oven, ceramic hob, cooker hood and integral fridge and freezer. Tiled floor and splash back.

MASTER BEDROOM

Double bedroom with a fitted wardrobe featuring mirrored sliding doors. Two ceiling light fittings. Television and telephone points. Emergency response pull cord.

BEDROOM TWO

A bright and neutrally decorated, well-proportioned second bedroom with central ceiling light. TV and phone point. Double glazed window.

BATHROOM

Wet-room style bathroom with large walk-in shower;



separate bath; low level WC. Vanity unit with wash basin and mirror above. Shaving point, electric heater and extractor fan. Emergency response pull cord.

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 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 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.

2 BED | £295,000

ADDITIONAL INFORMATION

Heating is provided by zone-controlled storage heaters in hall and lounge. Wall-mounted electric heating in bedrooms.

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: £13,057.68 per annum (up to financial year end 31/03/2024).

CAR PARKING

The development has 33 parking spaces - none of which are allocated.

LEASE INFORMATION

Ground rent: £510 per annum.

Ground rent review: 1st June 2028

Lease: 125 years from 1st June 2013

ADDITIONAL INFORMATION & SERVICES

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

