

Total floor area 47.0 m<sup>2</sup> (506 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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## 17 Wilton Court

Southbank Road, Kenilworth, CV8 1RX

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**PRICE REDUCTION**

**Offers in the region of £95,000 Leasehold**

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

Beautifully presented ONE BEDROOM RETIREMENT apartment situated on the GROUND FLOOR in McCarthy Stone's prestigious WILTON COURT development.

The accommodation briefly comprises of one double bedroom with built in wardrobe. Bathroom with bath suite, level access showering area, wall hung wash hand basin and low level WC. Spacious dual aspect living room with ample space for dining and pleasant outlooks. Modern fitted kitchen with integrated appliances.

VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE ACCOMMODATION ON OFFER

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

# Wilton Court, Southbank Road, Kenilworth,

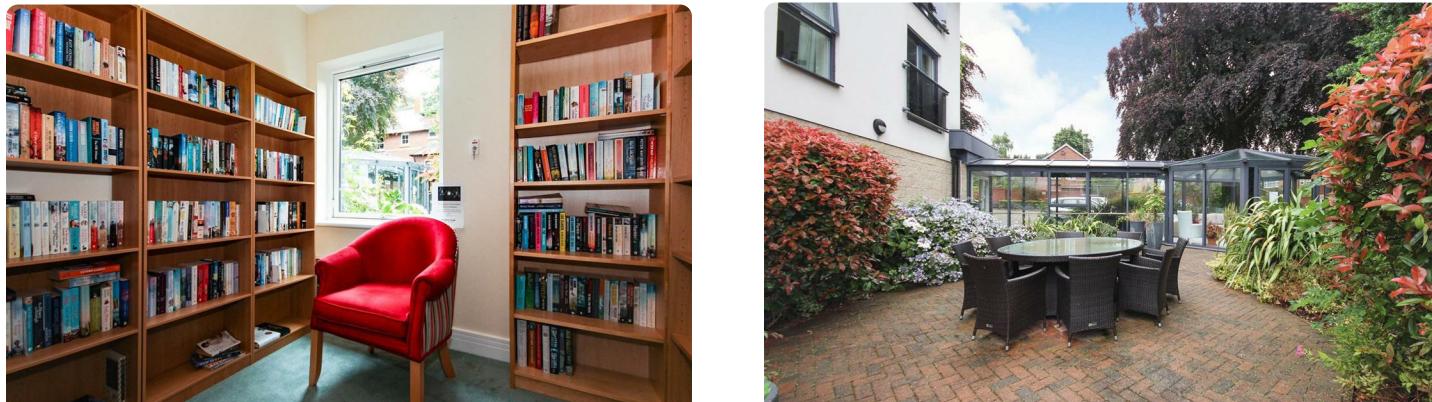
## Wilton Court

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.

## 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 to a generous and welcoming 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. Wall mounted thermostat. Doors lead to the living room, bedroom, and bathroom.

## Living Room

Complimented by its dual aspect outlook via two large double glazed windows. TV point with Sky+ connectivity (subscription fees may apply). Telephone point. Raised electric power sockets. Partially glazed door leads into a separate kitchen.

## Kitchen

A modern fitted kitchen with a range of base and wall units. Granite style work surfaces with tiled splash back. A double glazed window is positioned in front of the stainless steel sink unit. 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 good sized double bedroom with a fitted wardrobe featuring sliding mirrored doors. Double glazed window. Ceiling light, TV and telephone point. Emergency response pull cord.

## Bathroom

A modern fitted bathroom comprises of a 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

**1 Bed | £95,000**

lounge. Wall-mounted electric heating in bedroom. A brand-new boiler was fitted in approx September 2024. The entrance door to the flat is fitted with a device which allows the door to remain open in warm weather, and/or offers no resistance to enter /leave the flat (unlike a standard door-closure).

The apartment is situated on a ground-floor emergency access corridor.

## 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.

Service charge: £10,671.77 for financial year ending 31/03/2026.

## 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).

## Ground Rent

Ground rent: £435 per annum

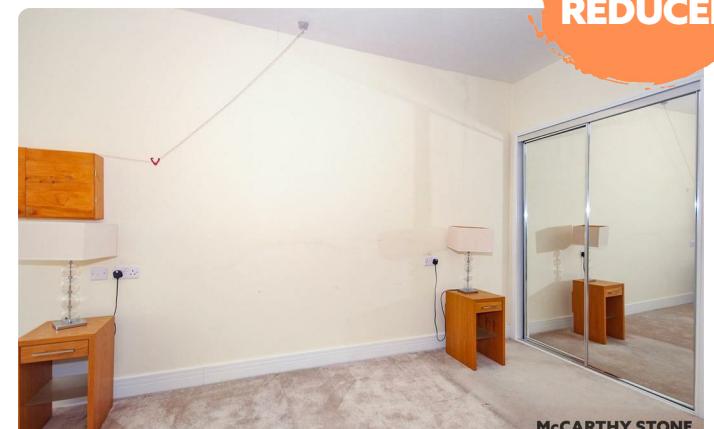
Ground rent review: 1st June 2028

## Lease Length

125 years from the 1st June 2013

## Additional Information & Services

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



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