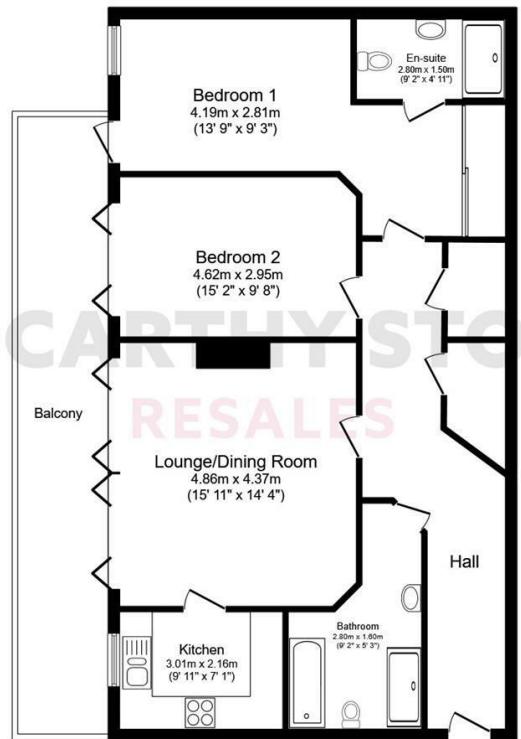


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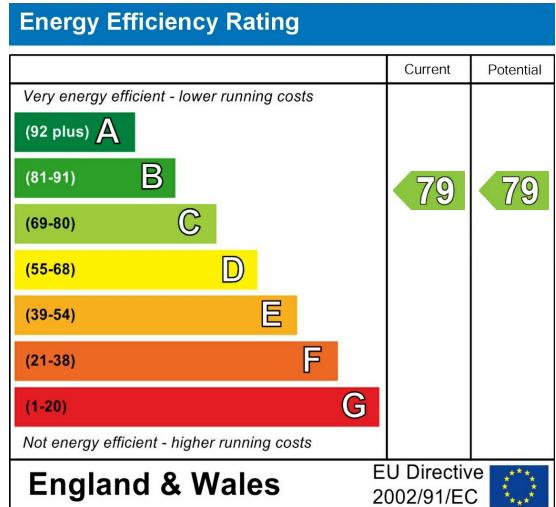
Total floor area 93.1 sq.m. (1,002 sq.ft.) approx

Printed Contact Details...

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

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Council Tax Band: C



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.

## 40 Wilton Court

Southbank Road, Kenilworth, CV8 1RX



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# Wilton Court, Southbank Road, Kenilworth, CV8 1RX

## 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 it's 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.

## The Apartment

Unique two bed penthouse apartment offered in excellent condition and set in the superbly managed Wilton Court. One standout feature of this apartment is its huge balcony, which has ample room for garden furniture and numerous pot plants. Access to the balcony can be gained from either the living room or both the master and second bedrooms. The master bedroom boasts a large en-suite bathroom and an excellent built wardrobe.



## 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. Doors lead to the living room, master bedroom, second bedroom, and bathroom.

## Living Room - 69'7"ft<sup>2</sup>

Extensive double glazed windows and patio door looking out to the balcony. Electric feature fireplace with surround. TV and telephone points, Sky/Sky+ connection point. Fitted carpets raised electric power sockets. Partially glazed door leads onto a separate kitchen.

## Kitchen - 21'3"ft<sup>2</sup>

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, with electric opening/closing controls. Stainless steel sink with lever tap and drainer. Eye level oven, ceramic hob, cooker hood and integral fridge and freezer.

## Master Bedroom - 50'6"ft<sup>2</sup>

A well-proportioned master bedroom with a built in fully fitted wardrobe, with sliding doors. Ceiling light, TV and phone point. Double glazed window and door to balcony. Emergency response pull cord. Door to en-suite bathroom.

## En-Suite - 13'9"ft<sup>2</sup>

Modern ensuite with shower cubicle, WC, wash basin.

## Second Bedroom - 45'1"ft<sup>2</sup>

The second bedroom has two double glazed windows. TV point. Ceiling lights.

## Wet Room - 14'8"ft<sup>2</sup>

Wet-room style bathroom with large walk-in shower. Fully tiled and fitted with suite comprising of level access shower and separate bath. Low level WC, vanity unit with wash basin and mirror above. Shaving point, electric heater and extractor fan. Emergency response pull cord.

## Additional Information.

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



**2 bed | £300,000**

## 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: £14,414.58 per annum (for financial year ending 31/03/2026)

## Car Parking

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

## Lease Information

Lease: 125 years from 1st June 2013

Ground rent: £510 per annum

Ground rent review: 1st June 2028

## Additional Information & Services

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

