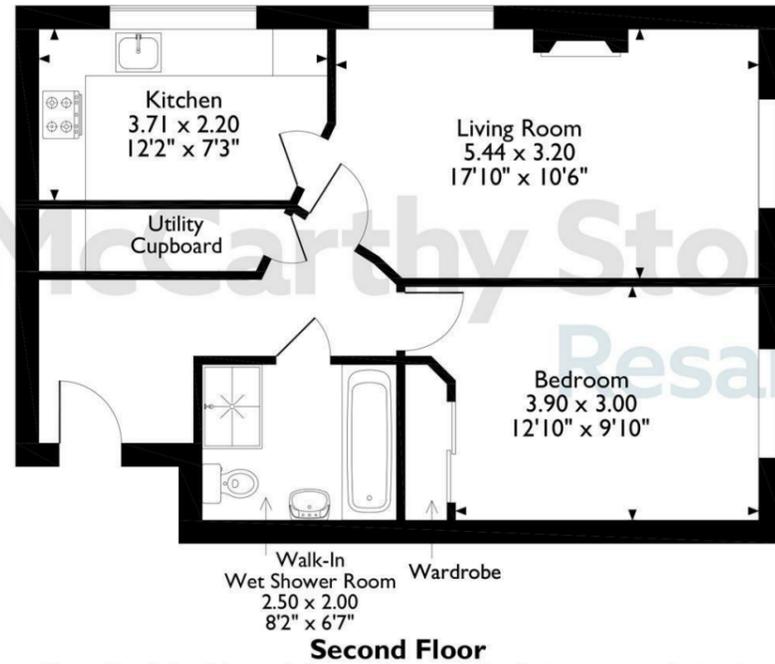
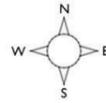


Wilton Court, Apartment 12, Southbank Road, Kenilworth, Warwickshire  
Approximate Gross Internal Area  
56 Sq M/603 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.  
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**Council Tax Band: B**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>85</b>	<b>87</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

**12 Wilton Court,**

Southbank Road, Kenilworth, CV8 1RX



**Asking price £170,000 Leasehold**

A well maintained one-bedroom retirement apartment located on the first floor of the highly regarded Wilton Court development, designed exclusively for comfortable and secure living. This inviting apartment offers a perfect balance of independence and support, making it ideal for those seeking a relaxed lifestyle within a welcoming community.

The well-proportioned living area provides a bright and airy space to relax or entertain, while the thoughtfully designed kitchen offers both practicality and convenience, with ample storage and workspace. The generous double bedroom having a built in wardrobe creates a peaceful retreat. With a wet room style bathroom having a bath and separate shower area fitted with accessible features for ease of use.

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

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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.



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

Wilton Court benefits from a range of communal facilities, encouraging social interaction while maintaining privacy when desired. Additional features typically include lift access to all floors, secure entry systems, and beautifully maintained communal areas. The first-floor position offers both convenience and a pleasant outlook, enhancing the overall appeal of the apartment.

## 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.
- 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.

## 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.

## 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. 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. An attractive feature fireplace with electric fire makes a lovely focal point. TV point with Sky+ connectivity (subscription fees may apply). Telephone point. Raised electric power sockets. Partially glazed door leads into a separate kitchen. Part glazed door leading into the kitchen.

## Kitchen

A well kept 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 roller blind. 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

# 1 bed | £170,000

mirrored doors. Double glazed window. Ceiling light, TV and telephone point. Emergency response pull cord.

## Bathroom

Wet-room comprising; low level bath with grab rails; level access shower 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.

## 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.

Annual service charge of £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 £250 per annum. (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

