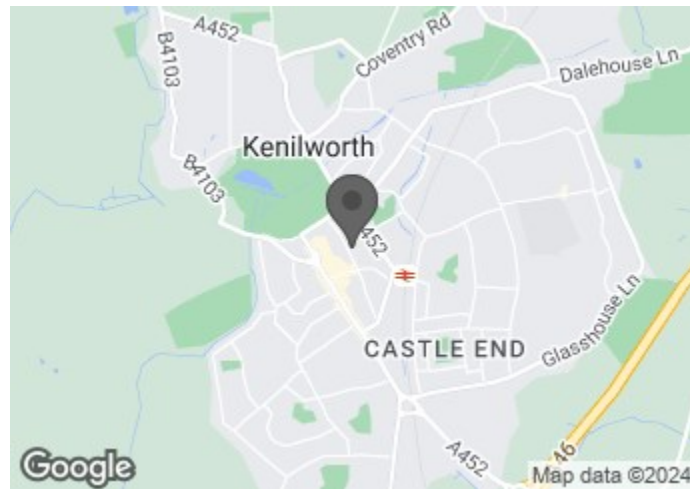


Ground Floor

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: B**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</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		

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**RESALES**

**19 WILTON COURT**  
SOUTHBANK ROAD, KENILWORTH, CV8 1RX



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A redecorated one bedroom ground floor apartment (NO ONWARD CHAIN) Direct access to a small PRIVATE AREA of the GARDEN WITH PATIO.

**ASKING PRICE £200,000 LEASEHOLD**

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# WILTON COURT, SOUTHBANK ROAD, KENILWORTH, WARWICKSHIRE, CV8 1RX

1 BED | £200,000

## 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 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.

## APPROACH

The apartment is privately located with no immediate

neighbours either side. It has direct access to a small private garden with patio, shrubs, etc.

## ENTRANCE HALL

Conveniently positioned for quick and easy access to the restaurant and home-owners' lounge. 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 (party glazed), bedroom, and bathroom.

## LIVING ROOM

A double glazed patio door to the garden. Electric fire, TV and telephone points, Sky/Sky+ connection point. Fitted carpet, raised electric power sockets. Partially glazed door leads onto a separate kitchen.

## KITCHEN

Fully fitted kitchen with a range of modern low and eye level units and drawers with roll edge work surface. UPVC double glazed window (electronically controlled) overlooks communal gardens. 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

Double bedroom with a fitted wardrobe having sliding mirrored doors. Double glazed window. Fitted carpet. Ceiling light, TV and telephone point. Emergency response pull cord. Wall mounted heater.

## BATHROOM

Wet-room style bathroom with large walk-in shower. Fitted suite comprising level access shower and

separate bath. WC, vanity unit with inset wash hand 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 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.

Service charge: £9,669.96 per annum (for financial year end 31/03/2024)

## 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).

## LEASE LENGTH

125 years from the 1st June 2013  
Ground rent £435 per annum  
Ground rent review: 1st June 2028

## ADDITIONAL INFORMATION & SERVICES

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

