



## Wilton Court, Southbank Road, Kenilworth

Offers Over £300,000

- Kenilworth Town Centre Retirement Apartment
- Large Private Terrace From Lounge
- Well Maintained Communal Gardens
- Two Double Bedrooms
- Two Well Appointed Bathrooms
- Stunning Lounge With Bi-Fold Doors
- EPC Rating C
- The seller will pay for a years Service Charge.
- Fully Fitted Modern Kitchen
- Assisted Living Development

# Southbank Road, Kenilworth CV8 1RX

A simply stunning two bedroom penthouse apartment in this McCarthy & Stone assisted living development. The lounge has a large terrace and bi-folding doors, fully fitted kitchen, two double bedrooms and shower rooms. Town centre living and benefits including communal lounge, guest suite access. The seller will pay for a years Service Charge.



Council Tax Band: D



## WILTON COURT

Built in 2013 by award winning builders McCarthy & Stone, Wilton Court offers Retirement Living Plus that is designed to offer residents additional security and support. Available to the over 70s the development provides all of the expected creature comforts of town centre living, 24 hour emergency call system with personal alarm pendant, visiting guest suite that is available for advanced bookings, resident lounge and laundry room. Wilton Court however also provides a range of personal care packages to suit owners' requirements, 24 hour on site staffing, one hour domestic assistance per week, buggy store, access to the conference room as well as an onsite waitress service restaurant that is open daily.

The development is located in the heart of Kenilworth with a doctors surgery, dentists, chemist and Waitrose all close by. In addition the town centre location brings ease of use of public transport and taxis.

## APPROACH

Wilton Court is an exclusive retirement development approached from Southbank Road which is a quiet suburban road in Kenilworth Town Centre. Only a couple of minutes from The Abbey Fields which links the town centre with Kenilworth Castle. The apartment block is accessed through a security system into the communal reception with manned reception desk, buggy store and charging point, meeting/reception room, residents' restaurant, lounge, laundry, quiet room, guest accommodation.

## LEASE INFORMATION

The property is held on a 125 year lease from 1st June 2013 with yearly ground rent payable at £510.00

## MAINTENANCE CHARGE

There is a service charge paid annually amounting to approximately £11,000. This includes all services within the development together with one hour of domestic help per week, water rates and all maintenance charges. Personal care can be purchased in addition at rates to be agreed in regards to requirements

## FOYER

There is a security sliding door with intercom that leads into the reception foyer. There are further double sliding doors into the main reception.

## BUGGY STORE

There is a secure buggy storage facility which is accessed from the main reception foyer.

## RESIDENT MEETING ROOM

Accessed from the main hallway and available for bookings for residents.

## RESIDENTS RESTAURANT

With an onsite restaurant offering waitress service of freshly prepared three course meals available to residents and their guests.

## RESIDENTS LOUNGE

Looking onto the rear courtyard with French doors and windows. With sofas and easy chairs it is a welcoming environment for either watching the television or sitting having a coffee.

## GUEST SUITE

There is a guest suite available for residents' visitors. It has a double bedroom and ensuite facility, along with coffee making

facilities. The facility can be pre booked at a typical cost of £25 per evening.

## GUEST EN SUITE

Having large easy access shower, low level WC, vanity unit.

## LAUNDRY

With a number of washing machines and tumble dryers, single drainer stainless steel sink unit, iron and ironing board.

## COMMUNAL GROUNDS

There is an attractive rear courtyard garden with mature shrubs and borders. There is a seating terrace with ample tables and chairs for residents.

## PARKING

McCarthy & Stone operate a rental scheme for parking bays. Rental is on an annual basis with the rent payable six monthly in advance. Spaces however are subject to availability.

## LIFT

There are two lifts within the development. One of these lifts provides access to the fifth floor and the apartment is the only one accessed on this landing.

## RECEPTION HALL

The generous reception hallway has a thermostat, dimplex heater, panic cord, airing cupboard and a large storage cupboard that the current owners uses as a study area. All doors lead off to:

## LOUNGE/DINING ROOM

15'11" x 14'4"

With bi folding doors with downlighting above that lead onto the large private terrace. Twin ceiling lights, dimplex heater and a focal point provided by a stone effect fireplace with a matching hearth and a living flame effect electric fire. Glazed hardwood door leads into the kitchen.

## FITTED KITCHEN

7'1" x 9'11"

Comprehensively fitted with a range of wood effect wall and base units that have soft close facility. The base units have a granite effect countertop with an inset stainless steel sink set beneath the double glazed window to the fore. The wall units have pelmet lighting onto tiled splashbacks. Eye level electric oven and an induction hob with a brushed steel extractor canopy. Integrated fridge and freezer. Ceiling light and pan drawers.

## PRINCIPAL BEDROOM

9'3" x 13'9"

With a window and door onto the terrace, dimplex heater and an emergency cord. Mirrored wardrobes and a door off to:

## EN SUITE SHOWER ROOM

With tiling to full height, close coupled wc, wall hung vanity wash hand basin and a shower cubicle with a thermostatic shower and shower screen. Emergency cord, heated towel rail, medicine cabinet, shaver point and extraction.

## BEDROOM TWO

9'8" x 15'2"

With bi folding doors onto the terrace, dimplex heater and an emergency cord.

## BATHROOM

Fitted with a four piece suite with a panelled bath with mixer shower, close coupled wc, wall hung vanity wash hand basin

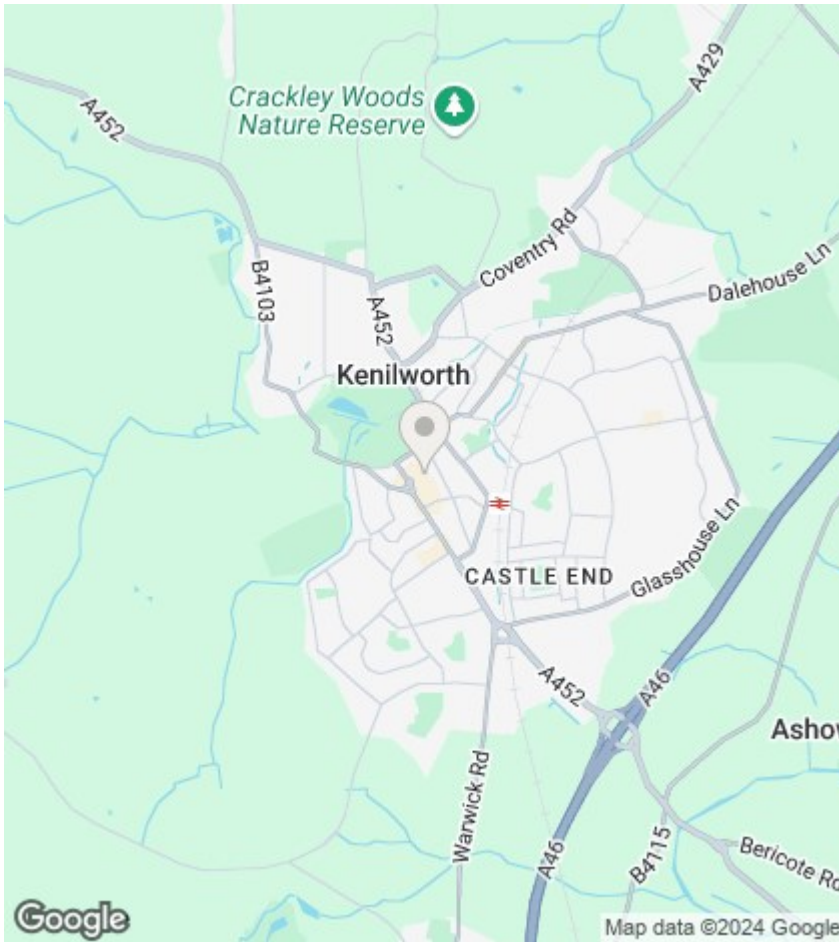
and a walk in shower with a thermostatic shower and screen. Illuminated mirror and shaverpoint, heated towel rail, extractor and a medicine cabinet.

### **FIXTURES & FITTINGS**

All fixtures and fittings as mentioned in our sales particulars are included; all others are expressly excluded.







## Viewings

Viewings by arrangement only. Call 01926 857244 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		79	79
(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	

