



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>85</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	

## 34 Wilton Court

Southbank Road, Kenilworth, CV8 1RX



**Asking price £195,000 Leasehold**

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

One bedroom first floor retirement apartment (NO ONWARD CHAIN) - part of McCarthy Stone retirement living plus range. ONSITE RESTAURANT AND ONE HOUR OF DOMESTIC ASSISTANCE INCLUDED PER WEEK.

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

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

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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 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 Hallway

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. Wall mounted thermostat. Doors lead to the living room, bedroom, and bathroom.

## L-shaped Living Room

Two large double glazed full height windows. TV and telephone points, Sky/Sky+ connection point. Fitted carpet. Raised electric power sockets. Partially glazed door leads onto a separate kitchen.

## Kitchen

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). 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.

## 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.

# 1 bed | £195,000

## Service charge (breakdown)

- 24-Hour on-site staffing
- 1 hours domestic assistance per week
- 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. To find out more about the service charges please contact your Property Consultant or Estate Manager.

Service charge: £10,671.77 per annum (for financial year end 31/03/2026)

## Car Park

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

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

