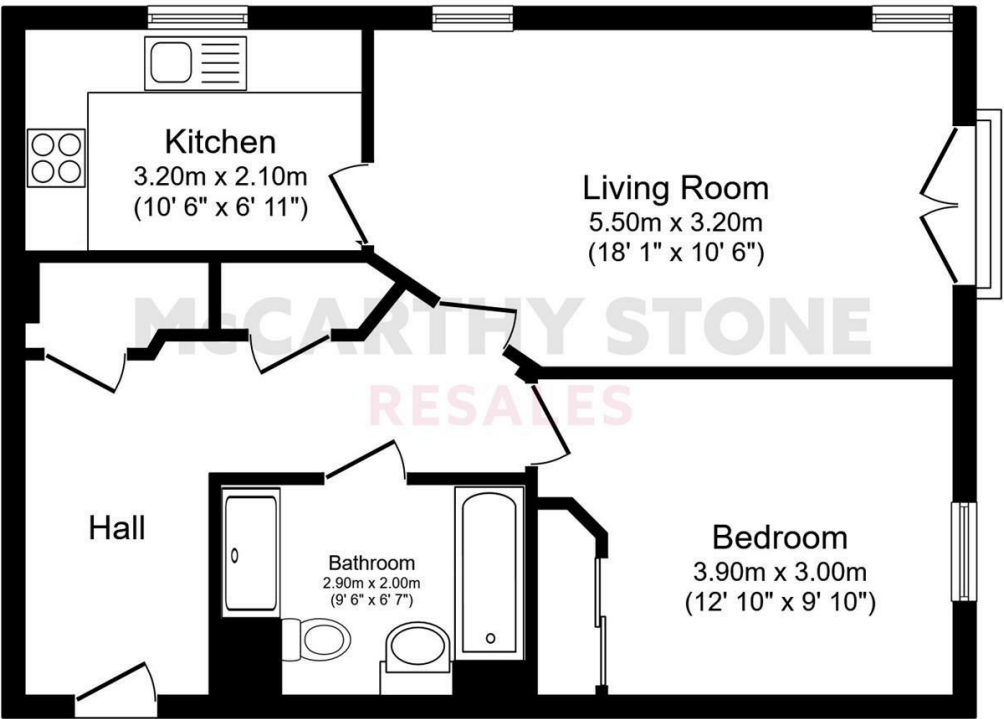


35 Wilton Court

Southbank Road, Kenilworth, CV8 1RX



Total floor area 55.4 sq.m. (596 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.

Powered by focalagent.com

Council Tax Band: B



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



Offers in the region of £170,000 Leasehold

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

Beautifully presented ONE BEDROOM RETIREMENT apartment in a corner position situated in McCarthy Stone's prestigious WILTON COURT development.

The accommodation briefly comprises of one double bedroom with built in wardrobe. Bathroom with bath suite, level access showering area, wall hung wash hand basin and low level WC. Spacious dual aspect living room with ample space for dining and pleasant outlooks. Modern fitted kitchen with integrated appliances.

VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE ACCOMMODATION ON OFFER

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.



35 Wilton Court, Southbank Road, Kenilworth

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.

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 that can assist with service charges or living costs.
- 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.

Entrance Hall

Front door with spy hole leads to the entrance hall. From the hallway there are doors to a walk-in shelved storage cupboard and a separate airing cupboard with shelving, which has a newly installed Gledhill hot water cylinder. 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, bedroom and bathroom.

Living Room

Generous dual aspect living room with ample space for dining. TV and telephone points, Sky/Sky+ connection point. Floor to ceiling windows offering lots of natural light. Two ceiling light points, partially glazed door leads onto a separate kitchen. Wall mounted electric heater. Attractive feature fireplace with electric fire makes a lovely focal point.

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 electric Bosch oven. Ceramic four ringed hob with extractor hood above. Integrated under counter Bosch fridge. Fully plumbed in Siemens washer/dryer, with Bosch counter top dishwasher above. Free standing counter top Russell Hobbs freezer. Tiled floor.

Bedroom

Double bedroom with a fitted wardrobe having sliding mirrored doors. Floor to ceiling double glazed window. Fitted carpet. Ceiling light, TV and telephone point. Emergency response pull cord.

Bathroom

Fitted suite comprising separate bath with shower over and



1 bed | £170,000

handrail. WC, vanity unit with inset wash hand basin and mirror above. Shaving point, electric heater and extractor fan. Emergency response pull cord. Slip resistant flooring.

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).

Service Charge

- 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: £10,671.77 for financial year ending 31/03/2026.

Lease Information

125 years from the 1st June 2013

Ground Rent

Ground rent: £435 per annum
Ground rent review: 1st June 2028

Services

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

