



**Connells**

Kinmond Court Kenilworth Street  
Leamington Spa

# Kinmond Court Kenilworth Street Leamington Spa CV32 4QU

for sale  
Offers Over  
**£100,000**



## Property Description

This beautifully presented one bedroom retirement apartment for the over 55's is situated within the highly regarded Kinmond Court which is conveniently positioned within the town centre giving easy access to all the amenities on offer.

The property is located on the third floor with easy lift access to the apartment. The lounge benefits from a dual aspect having two windows and overlooks the rear of the building, offering a peaceful and private outlook.

The communal areas have also recently undergone modernisation and there is a charming communal lounge, a laundry facility and lovely communal gardens with parking. This is an ideal retirement flat to down-size to, being situated within the most convenient of locations.

## Location

Ideally located in the town centre being walking distance to all Leamington Spa has to offer including a wonderful selection of independent boutiques, high street stores, cafes and restaurants. Also within easy reach are the local parks including Jephson Gardens, Pump Room Gardens and Victoria Park so it is ideal for lovely walks by the river.

## Approach

Via gated private parking area with door to the communal entrance hallway.

## Communal Entrance

Well-maintained communal entrance, leading to the reception area and the communal lounge. Also benefitting from a lift providing access to all floors.

## Entrance Hallway

Welcoming and spacious entrance hallway benefitting from a walk-in airing cupboard and doors to the lounge, bedroom and shower room.

## Lounge

18' 4" x 10' 3" ( 5.59m x 3.12m )

Generously sized lounge having an electric fire place, electric heater, television point, double glazed windows to front and side elevation and double doors to the kitchen.

## Kitchen

7' 4" x 7' ( 2.24m x 2.13m )

Fitted with wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. There is an eye-level electric oven, electric hob with cooker hood over and space for an under counter fridge. With a double glazed window to rear elevation.



## Bedroom

13' 3" x 8' 8" ( 4.04m x 2.64m )

Double bedroom with a built-in wardrobe and a double glazed window to rear elevation.

## Shower Room

Fitted with a three piece suite, comprising a wash hand basin with vanity unit, a shower cubicle and a low level W/C. Having fully tiled walls, a heated towel rail and an extractor fan.

## Communal Garden

Beautifully maintained communal gardens being mainly laid to lawn with mature planted borders.

## Parking

Ample communal parking available accessed via the private gated entrance to Kinmond Court.

## Lease Information

The property is leasehold with a lease term of 125 years from 1st August 1995. The property is subject to management costs to include; an annual ground rent charge of £470.00 and an annual service charge of £3,000. Further information available upon request.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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**EPC Rating: Awaited**

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Aug 1995. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Tenure: Leasehold



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