



## 57 Kinmond Court

Leamington Spa **CV32 4QU**

Guide Price £130,000

# 57 Kinmond Court

This beautifully presented two bedroomed 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 apartment has been beautifully updated throughout with laminate flooring, a newly fitted modern kitchen, a modern bathroom suite and newly installed electric heating. The spacious entrance gives way to the well proportioned reception room and in turn the modern kitchen. There are two double bedrooms, one with fitted wardrobes and finally a modern and well equipped bathroom. 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

Kinmond Court is positioned on Kenilworth Street, being just a short walk from all town centre amenities including local shops and independent retailers, artisan coffee shops, restaurants, parks and a nearby doctors' surgery. There are good local road links available out of the town to neighbouring centres and major routes with Leamington Spa railway station providing regular rail links to numerous destinations including London and Birmingham.

## ON THE GROUND FLOOR

### Communal Entrance

Being protected by a telephone entry system and from which both stairs and lift ascend to upper floors. There are also communal areas, laundry room and visitor accommodation on offer.

## ON THE THIRD FLOOR

### Entrance Hallway

4.02m x 2.29m (13'2" x 7'6")

A spacious and welcoming entrance hallway with laminate flooring and doors leading off to all rooms within the apartment. There are handy storage cupboards giving plenty of space for

storage and the modern newly fitted electric heaters finish off the stylish appearance. There is an emergency pull cord and intercom system to the main entrance.

### Living / Dining Room

6.42m x 3.24m (21'0" x 10'7")

This spacious reception room offers an abundance of space with continued laminate flooring flowing from the hallway. Benefiting with the new electric heater, blinds, a modern focal fireplace with surround and views across the roof tops of Leamington Spa to the front.

### Kitchen

2.33m x 2.23m (7'7" x 7'3")

This modern and recently fitted kitchen offers a selection of wall and base units finished in a gloss white. The complementary work surfaces, tiled splash back areas and vinyl flooring finish off the sleek style. Integrated appliances include an oven, a hob with extractor, microwave, dishwasher and fridge freezer. The blinds will also remain.

### Bedroom One

4.22m x 2.74m (13'10" x 8'11")

This good sized double bedroom

offers mirrored fitted wardrobes, blinds, continued laminate flooring, new electric heater and offers views over the town to the front.

### Bedroom Two

4.22m x 2.92m (13'10" x 9'6")

A second good sized double bedroom with continued laminate flooring, new electric heater, blinds and offers views over the town to the front.

### Bathroom

2.08m x 1.79m (6'9" x 5'10")

This modern bathroom suite has been recently fitted and now comprises a white modern suite with bath having electric shower over, vanity unit with wash hand basin and taller fitted w.c.

## OUTSIDE

### Communal Gardens

The communal gardens are located to the rear of the property and consist of a lovely expanse of well maintained lawns, mature shrub borders all shaded by mature trees with seating and benches on offer.

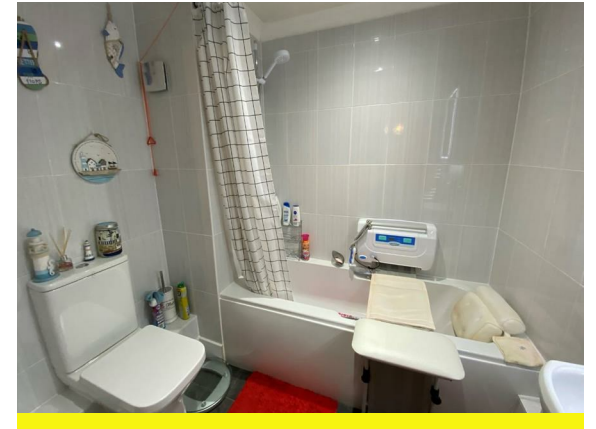
### Communal Parking

There are car parking spaces to the rear of the property that are non allocated however available for both residents and visitors.

## Features

Retirement Apartment  
Immaculately Presented Throughout  
Third Floor Apartment  
In House Warden  
Two Double Bedrooms  
Newly Fitted Kitchen  
Newly Fitted Bathroom  
Town Centre Location  
Communal Gardens & Parking  
Communal Lounge





## Floorplan

### First Floor

Approx. 61.5 sq. metres (661.9 sq. feet)



Total area: approx. 61.5 sq. metres (661.9 sq. feet)

## General Information

### Tenure

Leasehold

### Fixtures & Fittings

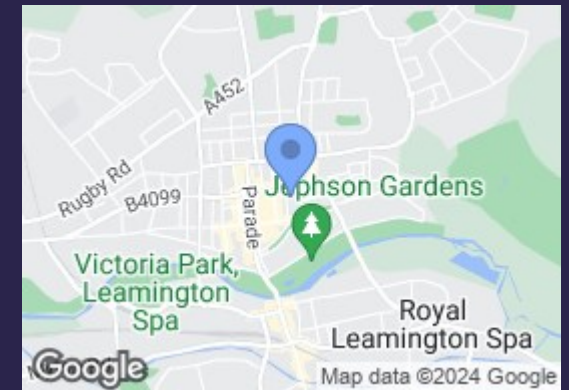
Specifically excluded unless mentioned in these sales particulars.

### Services

We understand that all mains services are connected to the property with exception of gas. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

### Council Tax

Band D - Warwick District Council



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</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>	72	78
	EU Directive 2002/91/EC	

## Contact us

01926 888998

leamington@wiglesworth.com

## Visit us

14 Euston Place, Leamington Spa,  
Warwickshire, CV32 4LY

wiglesworth.com