



## 6 Kinmond Court

Leamington Spa **CV32 4QU**

Guide Price £172,500



# 6 Kinmond Court

## Kenilworth Street

Of the many retirement apartments that we have sold in Kinmond Court over the years, this is undoubtedly the best positioned, being at the end of the building allowing direct access from the lounge into the lovely mature communal garden area to the rear. The apartment itself offers two bedrooled accommodation and is offered for sale with no onward chain and being suitable for those aged 55 and over. Notable features include a comfortable lounge/dining room with access to the garden, modern re-fitted kitchen, built-in wardrobing to both of the bedrooms and a contemporary re-fitted shower room, along with fitted secondary glazing. There are also excellent communal amenities within Kinmond Court including an on-site manager and attractive residents' lounge. A unique and rare opportunity to purchase what is arguably the best apartment within this popular building.

### LOCATION

Being positioned in a tucked away location on Kenilworth Street, Kinmond Court is very central to all town centre amenities including local shops and independent retailers, artisan coffee shops, restaurants, parks and a nearby doctors' surgery. There are excellent local road links available including those to neighbouring towns and centres, whilst Leamington Spa railway station provides regular rail links to numerous destinations including London and Birmingham.

### ON THE GROUND FLOOR

#### COMMUNAL ENTRANCE AREA

This being where the manager's office is sited and being protected by a telephone entry system. From here ground floor level access is available to the apartment itself and panelled style entrance door opening into:-

#### ENTRANCE HALLWAY

With electric night storage heater, large walk-in airing cupboard housing the hot water cylinder, further useful built-in storage cupboard housing the electricity meter and doors to:-

### LOUNGE/DINING ROOM

6.30m x 3.23m max (20'8" x 10'7" max) With electric storage heater together with further electric radiator and door giving external access straight out into the lovely communal garden area.

### KITCHEN

2.31m x 1.93m approx average (7'7" x 6'4" approx average) Being fitted with an attractive range of modern units in a gloss white finish complimented by black granite effect worktops having tiled splashbacks and with base cupboards and drawers below, inset stainless steel sink unit with mixer tap, inset ceramic hob by John Lewis with stainless steel filter hood over, integrated electric oven by Zanussi having cupboards above and below, coordinating double wall cabinet, space for fridge and washing machine and secondary glazed window overlooking the garden area.

### BEDROOM ONE

4.17m max x 2.82m + recess (13'8" max x 9'3" + recess) Having useful built-in wardrobe/storage cupboard, electric night storage heater and secondary glazed window.

### BEDROOM TWO

3.51m max x 2.79m max (11'6" max x 9'2" max) Having built-in double wardrobe/storage cupboard, electric night storage heater and secondary glazed window.

### SHOWER ROOM

Having been attractively re-fitted with fully ceramic tiled walls and contemporary three piece white fittings comprising low level WC, pedestal wash hand basin with mixer tap, large walk-in shower enclosure with glazed screen and fitted Mira shower unit, chrome towel warmer/radiator and electric fan heater.

### OUTSIDE

#### COMMUNAL GARDENS

Set immediately behind Kinmond Court, and accessed directly from the apartment itself, is a delightful mature communal garden area being laid to lawn and with attractively stocked borders and numerous mature trees. This is a lovely area and, despite its town centre location, is a communal haven.

### Features

Ground Floor Retirement Apartment  
Superbly Positioned  
Access Directly Into Communal Garden  
Lounge/Dining Room  
Modern Kitchen  
Two Bedrooms  
Re-fitted Shower Room  
Lovely Communal Garden  
Communal Parking  
Highly Convenient Town Centre Location





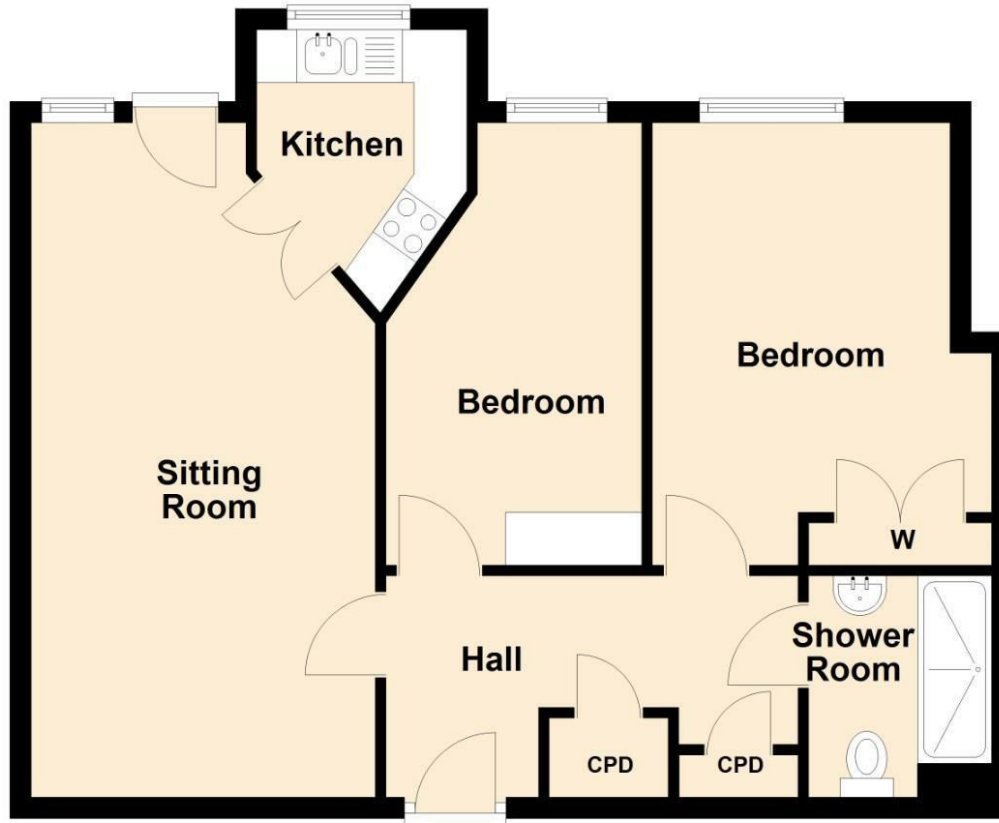




## Floorplan

### Ground Floor

Approx. 58.9 sq. metres (633.7 sq. feet)



Total area: approx. 58.9 sq. metres (633.7 sq. feet)

## General Information

### Tenure

Leasehold

### Fixtures & Fittings

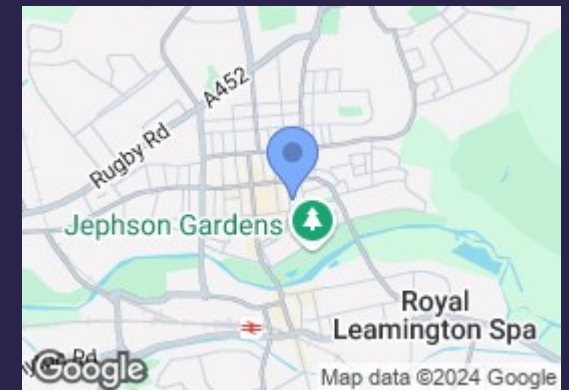
Specifically excluded unless mentioned in these sales particulars.

### Services

We understand that mains water, electricity and drainage are connected to the property. 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>	80	80
(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	

## Contact us

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## Visit us

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