



R I O R S

9 Kinmond Court Kenilworth

Leamington Spa CV32 4QU

Guide Price £95,000

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This ground floor town centre retirement apartment has a ground floor balcony with direct street access and a west facing sunny aspect. The property is well presented being light and bright in a safe, secure, communal environment. There are communal facilities including a lift, residents' lounge, guest suite, laundry, refuse room, and with a resident manager on site.

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.

Approach

The property is approached through wrought iron gates to a parking area, access to the entrance with security entry, CCTV and leading to a lobby with inner door to:-

Reception Area

A Manager's welcome desk, attractive carpeted reception area with comfortable seating, lift with access to upper floors together with stairs, residents' lounge and other communal facilities.

Inner Hallway

Carpeted and access to apartment number 9 a short distance from the lift

on the right-hand side and overlooking the front with a west facing aspect and direct street access from the ground floor balcony.

Front Door

Front door into hall with doors leading off, fitted carpet and storage cupboard.

Lounge / Diner

4.78m x 3.37m (15'8" x 11'0")

Ground floor balcony to front with west facing aspect and direct street access with glazed door and window, Adam style mantel surround with tiled inset and electric glow effect fire which was installed in 2023, electric night storage heater and wall lights.

Fitted Kitchen

2.42m x 2.40m (7'11" x 7'10")

Window to the side elevation with fitted blind, interesting street view, grey flush units with cupboards, drawers and matching wall units, work surfaces, integrated four plate electric hob with illuminated cooker hood above, oven housing unit with integrated single electric oven and grill at eye level, space and recess for fridge and freezer, fully tiled walls with ceramic tiling, downflow electric fan heater and vinyl flooring.

Double Bedroom

4.13m x 2.78m (13'6" x 9'1")

Four door mirror fronted wardrobe with hanging rail and shelf, west facing double glazed front window with vertical blinds, electric night storage heater, wall lights and a alarm call.

Shower Room

2.07m x 1.68m (6'9" x 5'6")

A new shower suite fitted in 2023. The shower room is part tiled to all walls and flooring, walk in shower, low level WC, vanity unit with easy action taps and storage cupboards beneath.

Communal Facilities

Included within the maintenance charge is the on-site residents' manager service with alarm call, external window cleaning, cleaning of common areas, lift maintenance and servicing, external gardening and maintenance of external areas, laundry facility, water rates for the apartment and communal areas. There is the guest suite for residents use subject to booking and a nightly charge.

Residents Lounge

Attractively furnished with feature fireplace, comfortable seating, dining table and chairs.

Features

New Shower Room and Carpets Fitted In 2023

Over 55 Years Of Age - Ground Floor Retirement Apartment

Attractive Lounge/Dining Room

Secure Parking and Gardens

Resident On-Site Manager

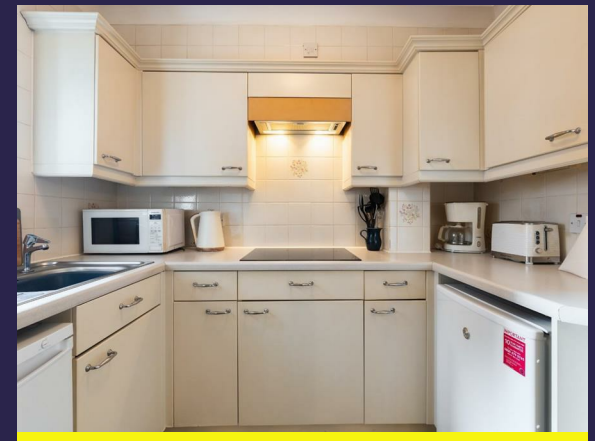
Balcony and Direct Street Access

Communal Facilities

Immaculate - No Chain

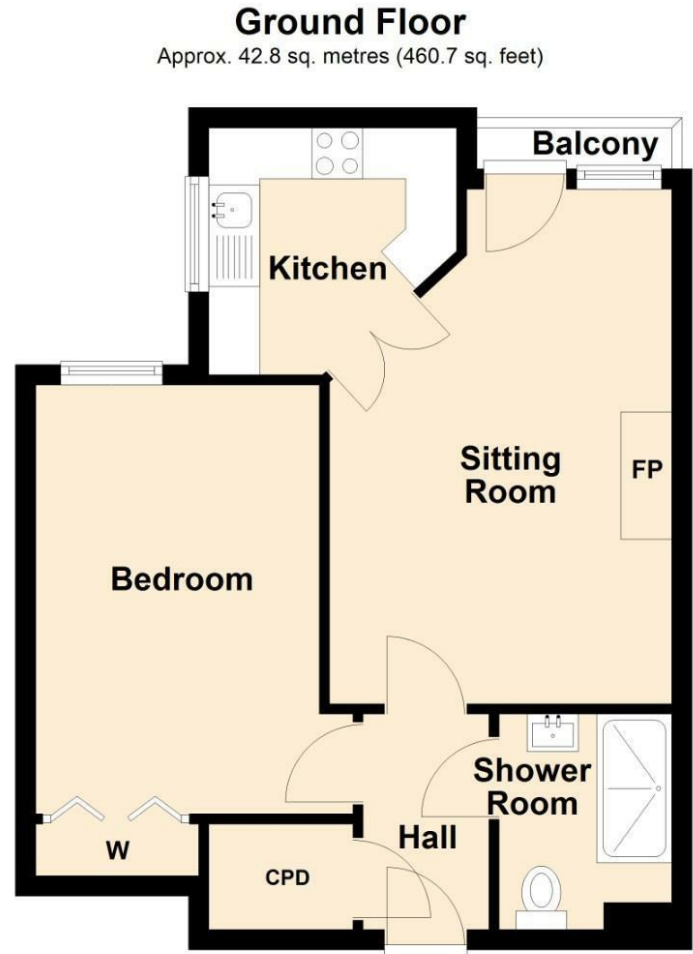
Town Centre Location

EPC Rating C





Floorplan



Total area: approx. 42.8 sq. metres (460.7 sq. feet)

General Information

Tenure
Leasehold

Fixtures & Fittings

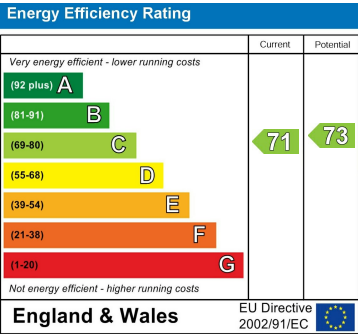
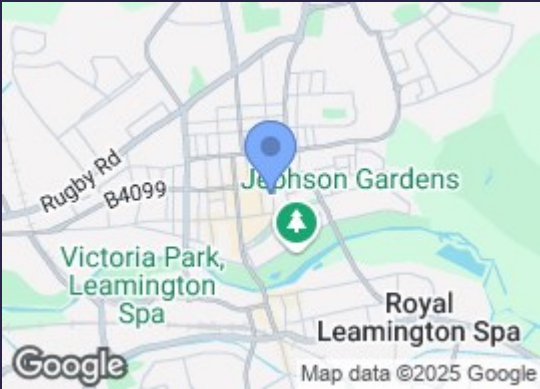
Services

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.

Specifically excluded unless mentioned in these sales particulars.

Council Tax

Band C - Warwick District Council



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