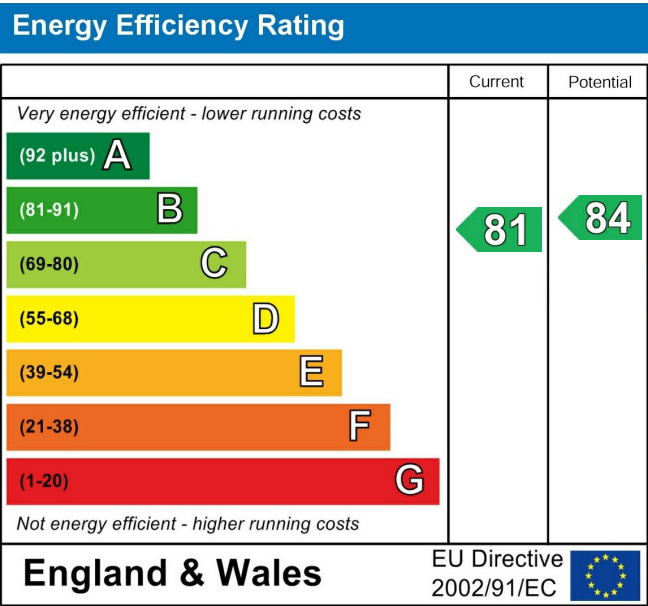
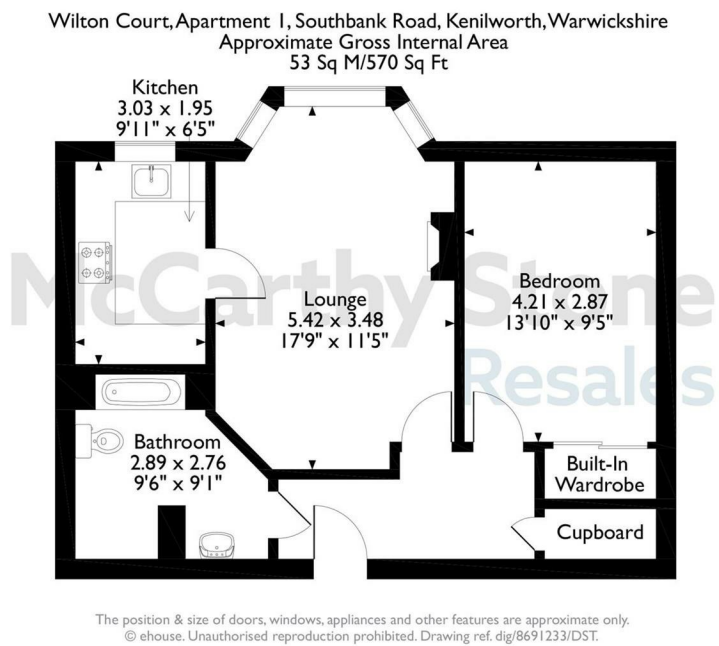




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McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544



1 Wilton Court

Southbank Road, Kenilworth, CV8 1RX

1 1 Council Tax Band: B

Looking for the perfect retirement property?
If you like the idea of living in a close-knit community, with support on hand should you need it, then 1 Wilton Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £250,000
Leasehold

0345 556 4104
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Why you'll love living here:

- Estates Manager + 24-hour on-site staffing
- Waitress service restaurant
- Domestic assistance (1hr included in service charge - additional hours by arrangement)
- Personal care packages available from the onsite CQC registered care agency
- Full wheelchair accessibility
- Homeowners' lounge with television
- Function room with computer + Guest suite
- Lift to all floors, pet friendly, energy efficient
- Mobility scooter store and charging point
- To arrange an appointment to view please telephone 0345 5564104

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

1 Wilton Court, Kenilworth

 1 |  1 | Asking price £250,000

Summary
Wilton Court is situated in the heart of the historic town of Kenilworth and is within easy reach of beautiful Abbey Fields and the castle. There are an excellent range of amenities close by, including restaurants, coffee shops, the library, supermarkets, GP surgeries, dentists and two theatres. A Senior Citizens' Club can be found next door. Convenient bus and train services run to nearby Leamington Spa, Warwick and Coventry.

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 (fees apply - 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.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you downsize 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
A secure front entrance door with spy hole opens into a welcoming entrance hall, providing access to all principal rooms within the apartment. From the hallway there is a useful walk-in storage cupboard/airing cupboard offering excellent additional storage

space.

The hallway is fitted with a range of practical and safety-focused features including a 24-hour emergency response pull cord system, illuminated light switches, smoke detector, and a secure apartment entry system with intercom for added peace of mind. A wall-mounted thermostat provides convenient control of the apartment's heating. Internal doors lead through to the spacious living room, double bedroom, and wet-room style bathroom.

LIVING ROOM
A delightful and generously proportioned living room, beautifully bright and airy thanks to the attractive bay window which allows an abundance of natural light to flood the space. The bay window also enjoys a pleasant outlook over the well-maintained communal gardens, creating a relaxing and welcoming atmosphere.

The room offers ample space for both comfortable lounge furniture and a dining table, making it ideal for everyday living as well as entertaining guests. Having a feature fireplace with electric fire makes a lovely focal point. Additional features include TV and telephone points, a Sky/Sky+ connection point, fitted carpeting, and raised electric power sockets designed for added convenience and ease of access. A partially glazed door leads through to the separate fitted kitchen.

KITCHEN
A well-appointed fitted kitchen featuring a comprehensive range of modern base and eye-level units together with matching drawers, all complemented by practical roll-edge work surfaces providing ample preparation space. A electronically controlled uPVC double glazed window allows natural light into the room while enhancing ventilation and convenience.

The kitchen is fitted with a stainless steel sink unit and incorporates a range of integrated appliances including an eye-level oven with side-opening door for ease of access, a ceramic four-ring hob with extractor hood over, and an integrated fridge and freezer. Additional features include a plinth heater for efficient warmth, contemporary ceiling light fitting, and a thoughtfully designed layout combining both style and practicality.

BEDROOM
A spacious and well-presented double bedroom offering a comfortable setting, with ample room for a range of bedroom furniture. The room benefits from a fitted wardrobe with sliding mirrored doors, providing excellent storage while also enhancing the sense of light and space.

A double glazed window allows for plenty of natural light, creating a bright and inviting atmosphere. Additional features include fitted carpeting, ceiling light fitting, TV and telephone points, and an emergency response pull cord for added peace of mind and security.

BATHROOM
A spacious wet-room style bathroom thoughtfully designed with both comfort and accessibility in mind. The room features a separate walk-in showering area with level-access shower, ideal for ease of use, together with a separate bath suite providing flexibility for both quick showers and relaxing bathing.

The fitted suite also comprises a low-level WC and a stylish vanity unit incorporating an inset wash hand basin with fitted mirror above. Additional features include a shaving point, electric heater, extractor fan, and an emergency response pull cord, offering added convenience, comfort, and peace of mind.

Service Charge (breakdown)

- 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 please contact your Property Consultant or House Manager.

Service charge: £10,974.15 for financial year ending 31/03/2027.

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

Lease: 125 years from the 1st June 2013

Car Parking Permit Scheme-subject to availability
Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Additional Information & Services

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

