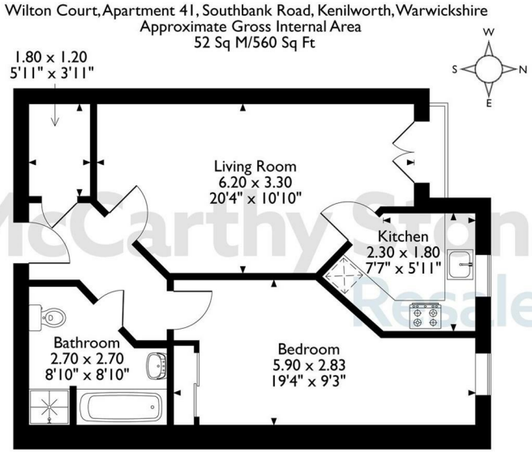
Excellent

Trustpilot

McCarthy & Stone
Resales.

Wilton Court, Apartment 41, Southbank Road, Kenilworth, Warwickshire
Approximate Gross Internal Area
52 Sq M/560 Sq Ft



Fourth Floor

The position & size of doors, windows, appliances and other features are approximate only.
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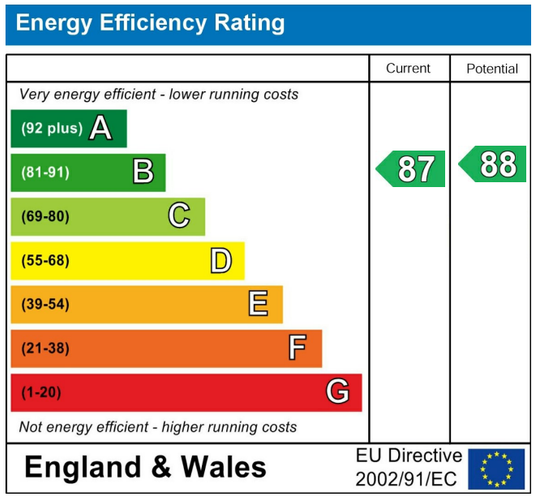

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McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman

41 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 41 Wilton Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £165,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Estate's 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
- Mobility scooter store and charging point
- Winner of Housing for Older People with Care Award 2019

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

41 Wilton Court, Kenilworth

1 | 1 | Asking price £165,000

Wilton Court
The historic Warwickshire town of Kenilworth is home to award winning retirement development Wilton Court. Situated on Finham Brook, a tributary of the river Sowe, the town is centrally located six miles southwest of Coventry and four miles north of Warwick. Wilton Court is less than a quarter of a mile from the town centre, which has a wide variety of national and independent retailers on offer. Wilton Court is one of McCarthy & Stones Retirement Living PLUS range (formally Assisted Living) and is facilitated to provide its homeowners' with extra care. An Estate's 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 hour's 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 (usually for a fee of £25 per night - 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 declutter 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
Front door with spy hole leads to the entrance hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. The 24-hour Tunstall emergency response pull cord system, Illuminated light switches, smoke detector and apartment security door entry system with intercom are situated here. Wall mounted thermostat. Doors lead to the living room, bedroom, and bathroom.

Living Room
The spacious living room is bright and inviting, featuring a double-glazed window alongside a door that opens to a Juliette balcony. The layout comfortably accommodates ample space for dining, making it ideal for both everyday meals and entertaining guests.

For modern living, the room is equipped with a TV point, complete with a wall-mounted bracket and connectivity for Sky+ services (subscription fees may apply), offering convenient entertainment options. A telephone point is also installed, ensuring easy access to communication lines. Practicality has been considered with raised electric power sockets, allowing for convenient and flexible use of appliances and devices.

A stylish partially glazed door leads seamlessly into a separate kitchen, maintaining a sense of openness while still providing a clear division between living and cooking spaces.

Kitchen
The property benefits from a stylish, modern fitted kitchen designed with both functionality and aesthetics in mind. It features a comprehensive range of contemporary base and wall-mounted units, providing generous storage space for cookware, utensils, and everyday essentials while maintaining a clean, streamlined appearance.

The worktops are finished in an attractive granite-style surface, offering both durability and a sophisticated look, complemented by a neatly tiled splashback that enhances the overall design while making cleaning easy and practical. Positioned beneath a double-glazed window, the stainless steel sink unit enjoys pleasant natural light, with a fitted blind allowing for privacy and light control as needed.

Appliances are thoughtfully integrated, including an eye-level oven with a convenient side-opening door for ease of access, and a ceramic four-ring hob set into the work surface, complete with an extractor hood above to efficiently remove cooking odours and steam. The kitchen also includes an integrated fridge and freezer, ensuring a seamless and uncluttered finish.

Additional features include a plinth heater for efficient space-saving warmth, as well as a central ceiling light fitting that provides ample illumination, making the kitchen a bright and practical space for both cooking and day-to-day living.

Bedroom
This generously proportioned double bedroom offers a comfortable and well-designed living space, ideal for both rest and relaxation. A key feature of the room is the large fitted wardrobe, complete with sleek sliding mirrored doors that not only provide ample storage for clothing and personal belongings but also enhance the sense of space and light within the room.

A double-glazed window allows natural light to fill the room while also ensuring good insulation and noise reduction, creating a ????? and energy-efficient environment. The room is fitted with a central ceiling light, providing bright and even illumination, along with a TV point and telephone point for added convenience and connectivity.

For safety and ease of use, an emergency response pull cord is installed, offering peace of mind and quick access to assistance if required. Raised power sockets are also included, thoughtfully positioned to improve accessibility and make everyday use of electrical items more convenient.

Bathroom
The property features a well-appointed wet-room style bathroom, thoughtfully designed to combine practicality with ease of use. The space includes a low-level bath fitted with sturdy grab rails, providing additional support and safety. There is also a walk-in shower area, complete with a fitted curtain and strategically placed grab rails, offering both accessibility and convenience for everyday use.
A WC is positioned within easy reach, alongside a modern vanity unit that incorporates an inset wash hand basin. Above the basin, a wall-mounted mirror adds both functionality and a sense of space, making the room feel bright and open. A shaver point is also installed, catering to grooming needs with ease.
For added reassurance, the bathroom is equipped with an emergency response pull cord, ensuring that assistance can be quickly summoned if needed. Overall, the layout and features of this wet-room have been carefully considered to provide a safe, practical, and comfortable environment.

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 contact your Property Consultant or Estates Manager.

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

Lease Information
125 years from the 1st June 2013
Ground rent: £435 per annum
Ground rent review: 1st June 2028

Car Parking
The development operates a parking rental scheme, exclusively for homeowners with cars. Spaces can be rented for the year at a fee payable six monthly (subject to availability - please speak to the Property Consultant for further details).

Additional Information & Services
• Gfast Fibre Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage