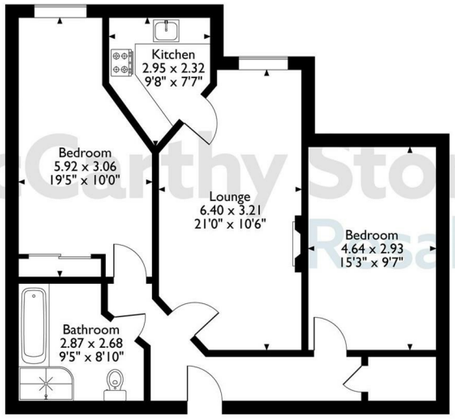
Excellent

Trustpilot

McCarthy & Stone
Resales.

Wilton Court, Apartment 42, Southbank Road, Kenilworth, Warwickshire
Approximate Gross Internal Area
72 Sq M/775 Sq Ft



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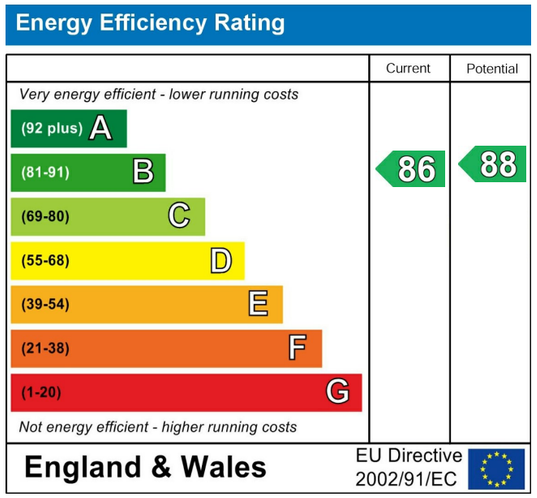

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment, wasted time or travel expenses. The details contained within this brochure do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy & Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.

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

42 Wilton Court

Southbank Road, Kenilworth, CV8 1RX

2 | 1 | Council Tax Band: C

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

Offers in the region of £280,000 Leasehold

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

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)
- Pet Friendly
- Full wheelchair accessibility
- Homeowners' lounge with television
- Function room and Guest suite
- Lift to all floors
- Mobility scooter store and charging point
- To arrange an appointment to view telephone 0345 5564104

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

42 Wilton Court, Kenilworth

2 | 1 | Offers in the region of £280,000

Wilton Court

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 a welcoming entrance hallway. Having a door to a walk-in storage cupboard/airing cupboard. With the 24-hour Tunstall emergency response pull cord system, Illuminated light switches, smoke detector and apartment security door entry system with intercom.

Other doors lead to the living room, both bedrooms and the bathroom.

Living Room

A delightful living room includes a glazed door opening to a Juliette balcony.

An electric feature fireplace with surround makes a lovely focal point. TV and telephone points, Sky/Sky+ connection point. Fitted carpets raised electric power sockets. Having space for dining with a partially glazed door leads onto a separate kitchen. Door to a useful storage cupboard

Kitchen

Fully tiled and fitted kitchen with a range of modern low and eye level units and drawers with a roll top work surface. UPVC double glazed window, with electric opening/closing controls. Stainless steel sink with lever tap and drainer. Eye level oven, ceramic hob, cooker hood and integral fridge and freezer. Washing Machine.

Principal Bedroom

A well-proportioned master bedroom with a built in mirrored door wardrobe. Ceiling light, TV and phone point. Double glazed window.

Bedroom Two

The second double bedroom includes a double glazed window. TV point. Ceiling lights. Built in wardrobe. Emergency response pull cord.

Bathroom

Wet-room style bathroom being fully tiled and fitted with a suite comprising of level access shower and separate bath. Low level WC, vanity unit with wash basin and mirror above. Shaving point, electric heater and extractor fan. Emergency response pull cord.

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.

Annual service charge of £14,739.12 for financial year ending 31/03/2027

To find out more about the service charges please please contact your Property Consultant or House Manager.

Lease Information

125 years from the 1st June 2013
Ground rent £510 per annum.
Ground rent review: 1st June 2028

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

• Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage