29 Wilton Court, Southbank Road

Kenilworth CV8 1RX

Guide Price £149,950

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Situated within the heart of Kenilworth, just a short walk from all town centre facilities, shops and Abbey Fields, this beautifully presented purpose-built second floor retirement apartment is wonderfully well suited for people of 70 years of age and over who wish to downsize to a retirement development that offers wonderful facilities. The double glazed accommodation is presented to a high decorative standard, whilst also incorporating electric heating and including a spacious lounge/dining room, well equipped kitchen, generous double bedroom and wet room style shower room. Being a McCarthy & Stone development, there are opportunities for extended care packages, if required, whilst communal amenities include a 24 hour on-site manager, residents' lounge and function room and guest suite for visitors. A viewing of the property will reveal not only the attraction of the apartment itself, but also the quality and extent of care and services available within this exceptional development. The apartment is offered for sale with the benefit of no onward chain.

Features

- Second Floor Retirement Apartment
- Central Kenilworth Location
- Beautifully Presented Throughout
- Spacious Lounge/Dining Room
- Well Equipped Kitchen
- Large Double Bedroom
- Wet Room Style Shower Room
- Communal Gardens
- Reserved Parking Scheme
- No Chain

LOCATION

Wilton Court lies in the heart of Kenilworth with one of its significant attractions being its proximity to the wide range of amenities and facilities that Kenilworth offers, including local shops and independent retailers, restaurants, Abbey Fields and Kenilworth Castle. There are also good local public transport services available including bus services from the centre of the town and rail links from Kenilworth station. Kenilworth's thriving community is undoubtedly one of its principal attractions.

ON THE GROUND FLOOR

COMMUNAL ENTRANCE

Which is protected by a security access system and from where both stairs and a lift ascend to first floor level where a private entrance door gives access to the apartment itself and:-

ENTRANCE HALLWAY

With large walk-in storage cupboard which houses the Gledhill electric heating system, entry intercom and stylish inner doors radiating to:-

LOUNGE/DINING ROOM

6.60m x 3.33m (21'8" x 10'11")
A light and spacious room with the focal point being a feature fireplace housing an inset coal effect electric fire, Dimplex electric radiator, oak laminate flooring to the dining area, double glazed window and door to:-

KITCHEN

2.92m approx max x 2.31m (9'7" approx max x 7'7")
Being beautifully fitted with a range of units in a light wood grain finish with brushed chrome door furniture and comprising a range of base cupboards and drawers including integrated larder style fridge, integrated freezer and wine rack, inset Hotpoint ceramic electric hob with fitted electric oven having pan drawers below, stainless steel filter hood over the hob, coordinating wall cabinets, roll edged slate effect worktop with tiled splashbacks, ceramic tiled floor and double glazed window.

DOUBLE BEDROOM

5.61m max x 3.10m max (18'5" max x 10'2" max)
A spacious bedroom with ample storage space and incorporating double built-in wardrobe with sliding mirror doors fronting, electric radiator and floor-to-ceiling double glazed window.

SHOWER ROOM

Which is again beautifully appointed in wet room style with fully ceramic tiled walls and white fittings comprising low level WC, integrated wash hand basin with storage cupboard below, panelled bath with mixer tap, wet room shower which provides for wheelchair access and with floor soak-away and fitted shower unit, electric shaver point and fan heater.

OUTSIDE

COMMUNAL GARDENS

There are attractive and beautifully maintained communal garden areas available, maintenance of which is included within the service charge. The communal garden provides outdoor seating and an area to relax with friends and relatives.

CAR PARKING

Wilton Court operates a parking rental scheme exclusively for owners within the building with cars. Spaces can be rented for the year at a fee payable six-monthly, subject to availability.

TENURE

The property is of Leasehold tenure for a term 125 years from 1st June 2013.

SERVICE CHARGES

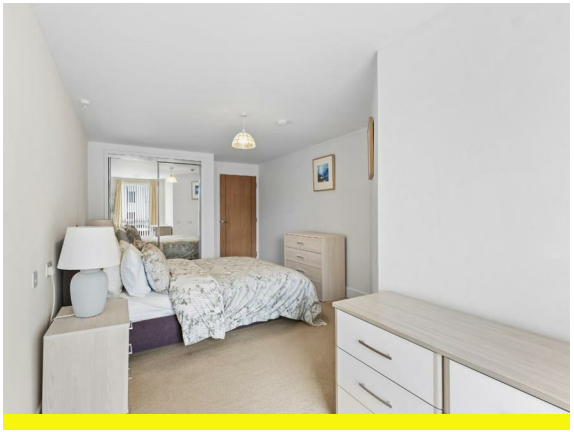
The annual service charge for the financial year ending 31st March 2027 is £10,974.15p. This includes cleaning of the communal windows, water rates for both the apartment and communal areas, electricity, heating and lighting to the communal areas, 24 hour emergency call system, up-keep of gardens and grounds, repairs and maintenance to the interior and exterior communal areas including the lift, buildings insurance and house management team.

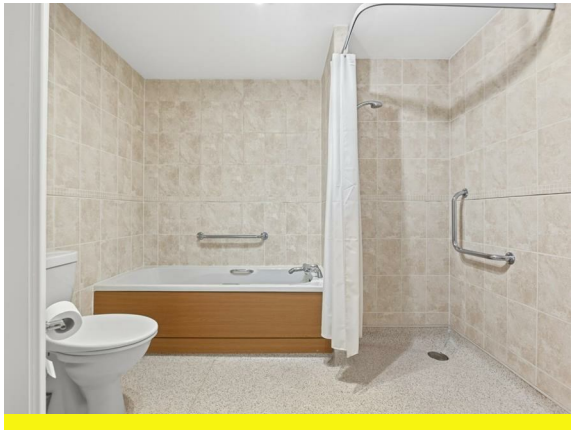
GROUND RENT

Ground rent is payable of £435 per annum which is scheduled for review on 1st June 2028.

DIRECTIONS

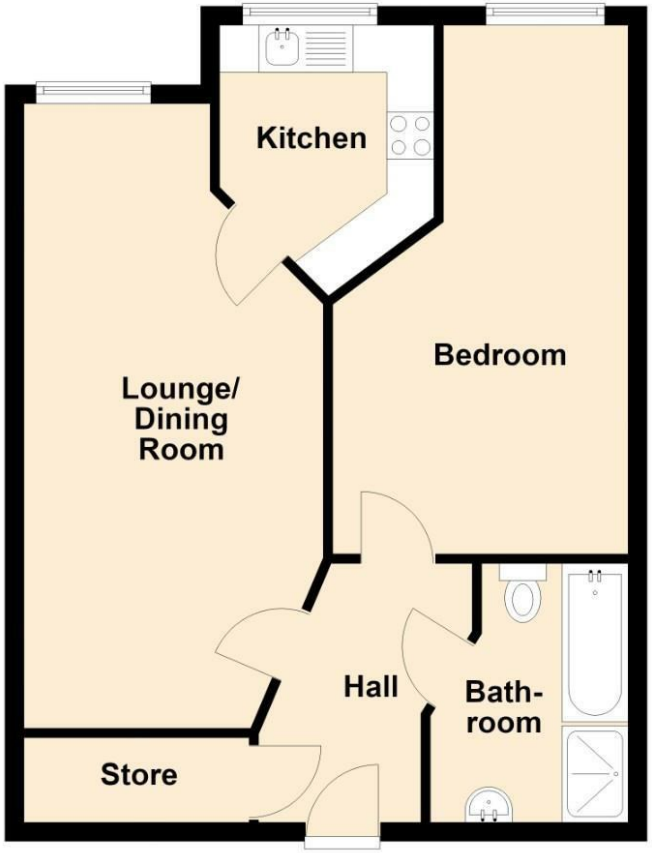
Postcode for sat-nav - CV8 1RX
what3words - zealous.dreams.bonus





Floorplan

First Floor



Total area: approx. 52.3 sq. metres (563.4 sq. feet)

General Information

Tenure

Leasehold

Fixtures & Fittings

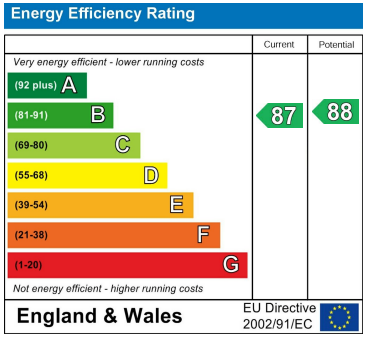
Specifically excluded unless mentioned in these sales particulars.

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



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