Excellent

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McCarthy & Stone
Resales.

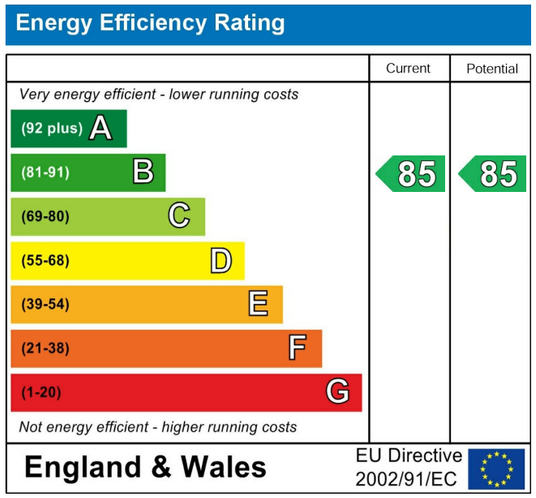




Total floor area 65.1 sq.m. (701 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com





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McCarthy & Stone Resales Limited
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Registered in England and Wales No. 10716544

The Property Ombudsman







36 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 36 Wilton Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Offers in the region of £225,000 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)
- Personal care packages available from the onsite CQC registered care agency
- Full wheelchair accessibility
- Homeowners' lounge with television
- Function room and Guest suite
- Lift to all floors, Mobility scooter store and charging point
- Pet Friendly
- To arrange an appointment to view telephone 0345 5564104

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

36 Wilton Court, Kenilworth

2 | 1 | Offers in the region of £225,000

Summary
A **truly unique two-bedroom retirement apartment**, offering an exceptional combination of space, light and outdoor living, with the added benefit of **two separate walk-out balconies** and a desirable **dual-aspect outlook**. This beautifully positioned apartment provides an enviable sense of openness, with views from multiple elevations and excellent opportunities to enjoy the surrounding environment from the comfort of your own private outdoor spaces.

Offered for sale with **NO ONWARD CHAIN**, the property provides a straightforward and convenient move for its new owner. It forms part of **McCarthy & Stone's highly regarded Retirement Living PLUS range**, designed to offer independent retirement living with additional support and services available to provide peace of mind and enhance day-to-day living. Includes curtains and kitchen blind.

Wilton Court
The historic Warwickshire town of Kenilworth is home to 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 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 (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 emergency response pull cord system, Illuminated light switches, smoke detector and apartment security door entry system with intercom. Doors lead to the living room, both bedrooms and bathroom.

Living Room
The spacious and well-appointed room benefits from an excellent dual-aspect outlook, with an abundance of natural light provided by two sets of patio doors, each opening directly onto its own separate walk-out balcony. This unusual and highly desirable feature provides excellent flexibility for enjoying the outdoor space and creates a bright, airy and welcoming environment within the room.

The room is equipped with TV and telephone points, together with a Sky/Sky+ connection point, making it well suited to both everyday living and entertaining. Additional features include fitted carpets and conveniently positioned raised electric power sockets, providing both comfort and ease of access.

A partially glazed door leads directly from the room into the separate fitted kitchen, allowing natural light to flow between the two areas while maintaining a degree of separation between the living and kitchen spaces.

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.

Principal Bedroom
A well-proportioned and comfortable double bedroom, offering ample space for a range of bedroom furniture and benefitting from a built-in wardrobe providing useful storage for clothing and personal belongings.

The room is fitted with a ceiling light, together with dedicated TV and telephone points, providing convenience for everyday living. A double-glazed window allows plenty of natural light into the room while contributing to a comfortable and well-insulated environment.

For additional peace of mind, the bedroom is also equipped with an emergency response pull cord, forming part of the development's safety and support provisions.

Bedroom Two
The second bedroom is a well-proportioned and versatile room, benefiting from two double-glazed windows which provide an excellent level of natural light and a pleasant outlook. The room is fitted with ceiling lighting and a TV point, making it suitable for use as a comfortable second bedroom, guest room or hobby space.

Wet Room/Bathroom
Wet-room style bathroom with large walk-in shower. Fully tiled and fitted with 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. To find out more about the service charges please contact your Property Consultant or House Manager.

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

Car Parking
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.

Lease Information
Lease: 125 years from June 2013
Ground rent: £510 per annum
Ground rent review: June 2028

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













