Excellent

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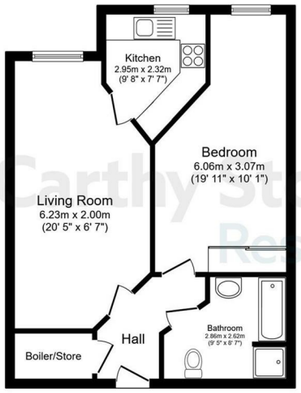
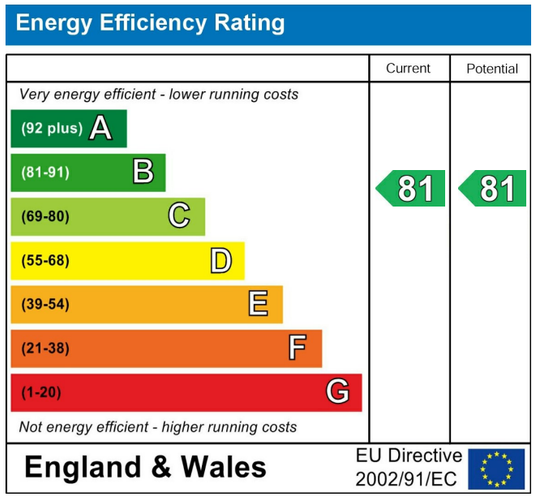
Resales.




**Floor Plan**

Total floor area 51.4 sq.m. (553 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
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman

## 47 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 47 Wilton Court could be the ideal place for you. Contact our team to arrange an appointment to view.

## Offers in the region of £145,000 Leasehold

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

### Why you'll love living here:

- Well Presented Retirement Apartment for Over 70's
- Located on the 3rd Level with Lift to All Floors
- Double Bedroom with Built in Wardrobe
- Spacious Living Room
- Bathroom with Bath and Separate Shower
- Fitted Kitchen with Integrated Appliances
- Table Service Restaurant and Homeowners Lounge
- 24hr Onsite Staffing
- Pet Friendly
- Viewing is Highly Recommended

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

# 47 Wilton Court, Kenilworth

1 | 1 | Offers in the region of £145,000

## 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 that can assist with service charges or living costs.

• 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 are doors to a walk-in shelved storage cupboard with shelving and the Gledhill hot water cylinder. 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. Doors lead to the living room, bedroom and bathroom.

## Living Room

Generous living room with ample space for dining. TV and telephone points, Sky/Sky+ connection point. Floor to ceiling windows offering lots of natural light. Two ceiling light points, partially glazed door leads onto a separate kitchen. Wall mounted electric heater. Attractive feature fireplace with electric fire makes a lovely focal point.

## Kitchen

Fitted kitchen with a range of modern low and eye level units and drawers with roll edge work surface. UPVC double glazed window (electronically controlled). Stainless steel sink unit. Eye level electric oven. Ceramic four ringed hob with extractor hood above. Fridge and freezer. Tiled floor.

## Bedroom

Double bedroom with a fitted wardrobe having sliding mirrored doors. Floor to ceiling double glazed window. Fitted carpet. Ceiling light, TV and telephone point. Emergency response pull cord.

## Bathroom

Fitted suite comprising separate bath with shower over and handrail. WC, vanity unit with inset wash hand basin and mirror above. Shaving point, electric heater and extractor fan. Emergency response pull cord. Slip resistant flooring.

## 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).

## Service Charge

• 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

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

## Additional Services

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