Excellent

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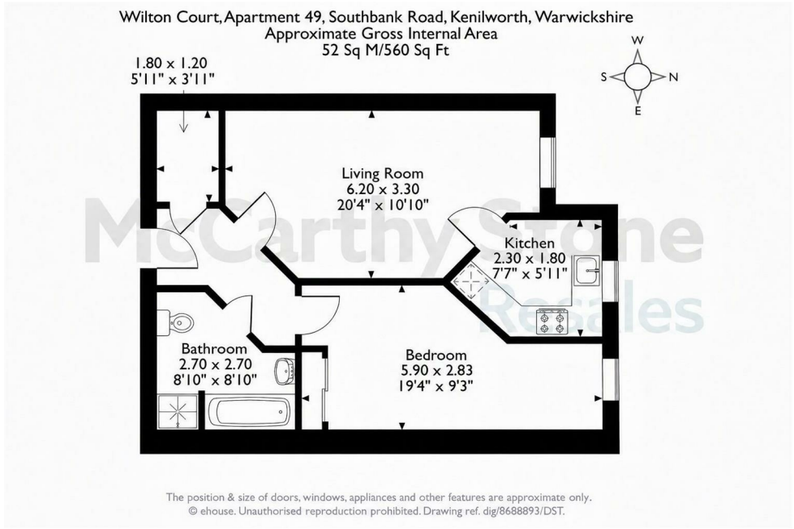

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McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman







49 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 49 Wilton Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £175,000
Leasehold

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

Why you'll love living here:

- Retirement living for over 70's
- A delightul one bedroom apartment
- Upgraded bespoke kitchen
- Spacious living room/diner
- Wet room with bath/shower and new flooring
- 24 hour onsite staffing
- Table service bistro/restaurant
- Homeowners lounge
- Landscaped gardens
- Pet friendly

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

49 Wilton Court, Kenilworth

1 | 1 | Asking price £175,000

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 (fees apply - 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.

Apartment Overview
A well presented one-bedroom retirement apartment, thoughtfully designed for comfortable and independent living. With new carpets throughout and new light fittings installed in November 2026. Enjoying a delightful outlook towards mature trees, creating a peaceful setting where local birdlife can be seen from the comfort of the apartment.

The welcoming entrance hall provides access to all principal rooms and features a useful walk-in storage cupboard.

The bright and spacious living room offers ample space for both relaxing and dining with oak effect bookcases. While a contemporary feature fireplace with electric fire creates an attractive focal point. A glazed door leads through to the separate kitchen.

The upgraded bespoke kitchen has been thoughtfully enhanced and is fitted with a range of stylish wall and base units complemented by quality work surfaces and tiled splashbacks. Integrated appliances include an oven, ceramic hob with extractor hood, slimline dishwasher and a new fridge/freezer installed in November 2026, which benefits from the remainder of a warranty, providing added peace of mind.

The generously proportioned double bedroom benefits from a fitted wardrobe with mirrored sliding doors, together with television and telephone points, raised power sockets, and an emergency pull cord.

Completing the accommodation is a well-appointed wet room featuring a bath with grab rails, separate shower area with fitted curtain and support rails, WC, vanity unit with inset wash basin, illuminated mirror, shaver point, and emergency assistance pull cord. The bathroom further benefits from newly installed high quality flooring, enhancing both style and practicality.

Designed with safety, comfort and convenience in mind, this attractive apartment forms part of a welcoming retirement community and is ideally suited to those seeking a secure and low-maintenance lifestyle. Its elevated position and attractive leafy outlook make it a particularly appealing home for those who appreciate a peaceful environment and connection with nature.

The Restaurant/Bistro
Serving everyday classics and tempting treats, the subsidised chef-run restaurant at Wilton Court serves freshly prepared food all year round. Perfect for those days when you don't feel like cooking or when guests come to visit. Take a look at our sample menu to see the delicious meals on offer - all at incredibly low prices.

Social Lifestyle
The Communal Lounge is at the heart of the community at Wilton Court and is where the majority of social gatherings take place. Regular activities include; coffee mornings and afternoons, games nights, Chair Yoga, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

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.

Service Charge (RLP)
What your service charge pays for:

• Estate Manager who ensures the development runs smoothly
• CQC Registered care staff on-site 24/7 for your peace of mind
• 1 hour cleaning / domestic assistance per week, per apartment
• 24hr emergency call system
• Monitored fire alarms and door camera entry security systems
• Maintaining lifts
• Heating and lighting in communal areas
• The running costs of the onsite restaurant
• Cleaning of communal areas daily
• Cleaning of windows
• Maintenance of the landscaped gardens and grounds
• Repairs & maintenance to the interior communal areas
• Contingency fund including internal and external redecoration of communal areas
• Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or Estate Manager.

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

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Ground Rent
Annual fee - £435
Ground rent review: 1st June 2028
Council Tax Band B

Lease Length
125 years from the 1st June 2013

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).













