



Finham Court, Waverley Road

Asking Price £299,000

- McCarthy & Stone Retirement Living
- Underfloor Heating Throughout
- Principal Bedroom with En Suite
- Secure Gated Development
- Resident Parking Spaces Available to Rent
- Attractive Lounge with Picture Window
- EPC Rating B-89
- Second Bedroom & Shower Room
- Resident Facilities
- Warwick District Council-Tax Bound D

Finham Court, Kenilworth CV8 1SA

A spacious first floor two bedroom apartment within the McCarthy & Stone Retirement Living apartments situated close to Kenilworth Town Centre. Having two well proportioned bedrooms, lounge with picture window, fitted kitchen and two bathrooms. No chain and offered with no chain. Resident Lounge etc



Council Tax Band: D



THE PROPERTY

Built in 2014 this exclusive development of 22 McCarthy and Stone Retirement Living apartments. Located on the fringes of Kenilworth Town Centre with an array of vibrant shops and independent retailers. The development has a dedicated House Manager on site during the day and speaker door entry system and 24 hour emergency call systems. There is an attractive residents lounge providing a fantastic space and opportunity to socialise. Additionally there is a visitor suite available to relatives for a nominal fee. Apartment 8 is located on the first floor and enjoys looking into the attractive courtyard garden from the lounge picture window. The apartment benefits underfloor heating with individual thermostats in both bedrooms, hall and lounge. You enter the development into a lobby and then into the reception hallway. From the hallway is all of the resident facilities and a lift to the landing and your entrance door. The apartment comprises a hallway, lounge with picture window and modern fitted beech effect kitchen with integrated appliances. The principal bedroom has a walk in closet and a modern ensuite bathroom. There is a further well proportioned bedroom and a shower room. Parking is available, subject to availability and an additional annual charge. With manicured grounds and secure gated parking. The apartment is offered with no onward chain.

RECEPTION HALL

The central hallway has a thermostat, emergency cord, boiler cupboard housing the gledhill pressurised cylinder and controls. Emergency pull cord and all doors radiate off:

LOUNGE

20'10" x 15'0"

With a stone effect fireplace housing a coal effect electric fire. Full height windows look into the mature courtyard and car parking. A sliding door takes you into the kitchen.

FITTED KITCHEN

7'1" x 7'8"

Comprehensively fitted with a range of beech effect wall and base units with brushed steel furniture. The base units have a roll topped work surface over with an inset stainless steel sink unit, four ring electric hob and extractor. There is an eye level oven and integrated

appliances that include a fridge freezer, washer dryer and corner carousel units. The wall units wrap around and have pelmet lighting and tiled splashbacks. Further tiling to floor.

BEDROOM ONE

19'8" x 13'3"

Double glazed window into the courtyard, built in closet with shelving and hanging and a further door into the en-suite bathroom.

FULLY TILED BATHROOM

Fitted with a white suite that comprises a panelled bath with thermostatic shower and screen, wall hung vanity wash hand basin and mirror with shaver point and a close coupled wc. Heated towel rail, emergency pull cord, tiled floor and an extractor fan.

BEDROOM TWO

15'0" x 9'1"

Double glazed window into the courtyard.

WET ROOM

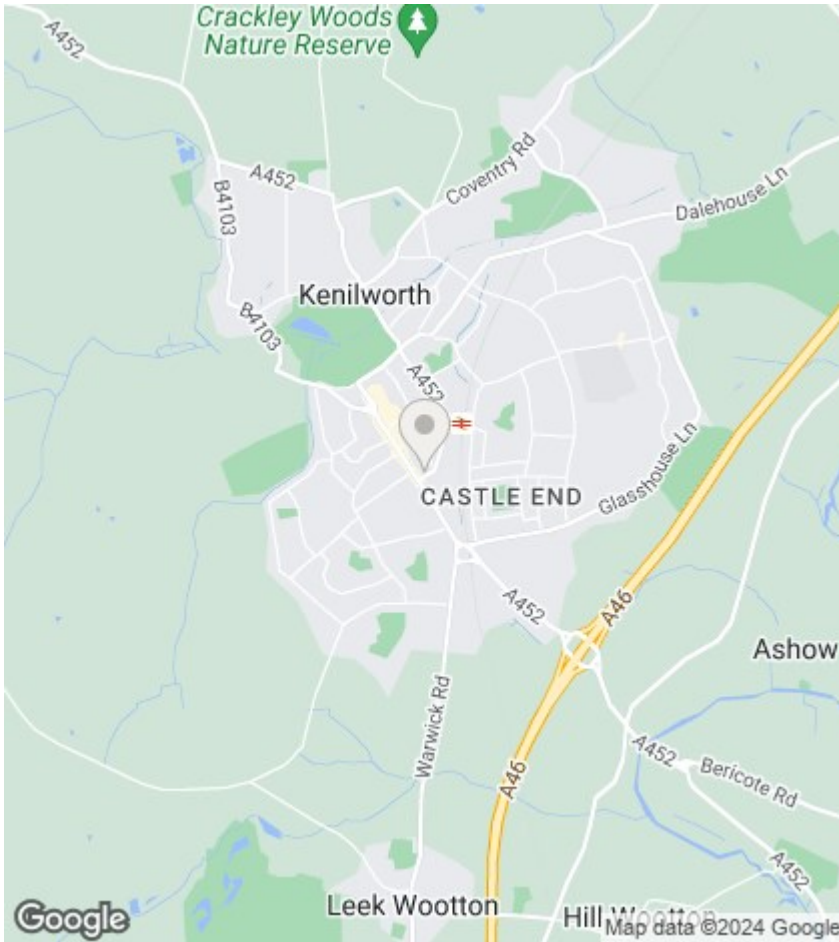
With a walk in shower cubicle with a glass screen and a thermostat shower with hand rail. Tiled floor and to full height to the walls. Wall hung vanity wash hand basin with mirror and shaver point and a close coupled wc. Extractor, emergency pull cord and a ceiling light.

ONSITE CAR PARKING

A parking bay can be applied for in the courtyard parking area that is accessed via electric gates. There is a charge of £250 per annum if an allocated parking bay becomes available and is secured. There is additional visitor parking.

LEASEHOLD INFORMATION

The property is held on a 125 year lease from 1st January 2014. We are informed the annual ground rent is £495. The annual service charge is £4,956 paid monthly and includes the buildings insurance, water and sewage. Additionally there is a fee of 1% levied each time the apartment is sold. The fee is payable by the vendor.



Viewings

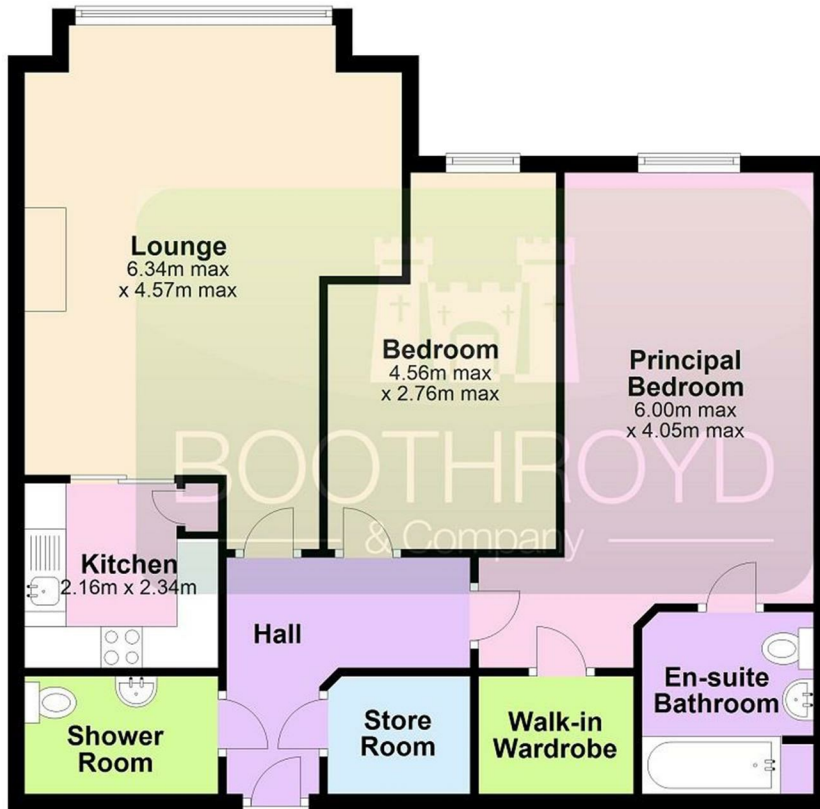
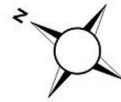
Viewings by arrangement only. Call 01926 857244 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		87	88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

First Floor Flat

Approx. 79.0 sq. metres



Total area: approx. 79.0 sq. metres