



## Wilton Court, Southbank Road, Kenilworth

Asking Price £175,000

- One Bedroom Ground Floor Retirement Property
- On Site Manager
- Energy Rating C-79
- Kitchen With Views To Southbank Road
- Four Piece Bath/Wet Room
- High Quality Retirement Living For The Over 70's
- Communal Lounge & Dining Room
- Living/Dining Room With Full Height Window
- Double Bedroom With Wardrobes
- Warwick District Council-Tax B



# Wilton Court, Kenilworth CV8 1RX

A superbly appointed ground floor retirement apartment located in the heart of Kenilworth fronting onto Southbank Road and is available with no onward chain. Wilton Court offers Retirement Living Plus that is designed to offer residents additional security and support for over 70's the development provides 24-hour emergency call system with personal alarm pendant, visiting guest suite that is available for advanced bookings, resident lounge, and laundry room. Viewing is recommended



Council Tax Band: C



## THE DEVELOPMENT

Built in 2013 Wilton Court offers Retirement Living Plus that is designed to offer residents additional security and support. Available to the over 70's the development provides all the expected creature comforts of town centre living, 24-hour emergency call system with personal alarm pendant, visiting guest suite that is available for advanced bookings, resident lounge, and laundry room. Wilton Court however also provides a range of personal care packages to suit owners requirements, 24 on-site staffing, one hour domestic assistance per week, buggy store, access to the conference room as well as an onsite waitress service restaurant. This ground floor apartment is located in the heart of Kenilworth and is available with no onward chain.

## THE PROPERTY

Situated on the ground floor with a generous walk-in cupboard, living room with a feature fireplace and full height window fronting onto Southbank Road. The kitchen is comprehensively fitted with oven and induction hob. The double bedroom has fitted mirrored wardrobes. Finally, the four-piece bathroom has a white suite that includes a wet room shower, panelled bath, vanity unit and close coupled w.c. Offered with no onward chain.

## APPROACH

Security entry system to communal reception with manned reception desk, buggy store and charging point, meeting/reception room, residents restaurant, lounge, laundry room, quiet room and guest accommodation.

## RECEPTION HALL

Central hallway with coat hooks, ceiling light, intercom, personal alarm and door to

## WALK-IN CUPBOARD

Gledhill Pulsar Coil electric water boiler providing domestic hot water, storage space, slatted shelving, fitted light, electricity meter and fuse board, with plenty of additional storage.

## LOUNGE/DINING ROOM

28'11" x 10'8"

Having a focal point provided by a stone effect fireplace with matching hearth and mantel with electric fire, two Dimplex electric heaters, fitted

carpets and double glazed full height window overlooking the communal gardens and Southbank Road, door leads into the fitted kitchen.

## KITCHEN

9'11" x 7'7"

Fitted with a range of contemporary wall and base units complete with brushed steel furniture. The base units have a roll topped countertop with an inset stainless steel sink unit with mixer tap and set beneath the double glazed window. Tiling to splashbacks and integrated appliances that include a refrigerator, freestanding freezer, waist high fan assisted oven and an induction hob set beneath an extractor canopy. There are eye level units with display cabinets and a ceramic tiled floor, central ceiling light and under pelmet lighting with window overlooking Southbank Road.

## BEDROOM

16'1" x 9'10"

Built-in mirror fronted sliding double door wardrobe with hanging and shelf, TV aerial point, telephone point, electric panel radiator and a fitted carpet. Double glazed window overlooking the rear.

## WET/BATHROOM

Fitted with an attractive white suite that comprises a panelled bath with mixer taps and grab rail, vanity wash hand basin with cupboards beneath, mirror and shaver point. Close coupled w.c and a wet room thermostatic shower with riser. Bonded flooring and complimentary tiling to full height. Wall mounted Dimplex heater set above the heated towel rail.

## LEASE AND MAINTENANCE

There is a service charge paid annually amounting to £9,669.96 which equates to £805.83 per month. This includes all services within the development together with one hour of domestic help per week, water rates and all maintenance charges. Personal care can be purchased in addition at rates to be agreed in regard to requirements. The property is held on 125 year lease from 1st June 2013 with 1/2 yearly ground rent payable at £217.50 per half year.

## MEETING ROOM

Accessed from the main hallway and available for bookings for residents.

## RESIDENT DINING ROOM

The on-site restaurant offers waitress service of freshly prepared three course meals available to residents and their guests.

## LOUNGE

Looking onto the rear courtyard with French doors and windows. With sofas and easy chairs it is a welcoming environment for either watching the television or sitting having a coffee.

## GUEST SUITE

There is a guest suite available for resident's visitors. It has a double bedroom and ensuite facility, along with coffee making facilities. The facility can be pre booked at a typical cost of £25 per evening.

## LAUNDRY

With a number of washing machines and tumble dryers, single drainer stainless steel sink unit, iron and ironing board.

## COMMUNAL GARDENS & PARKING

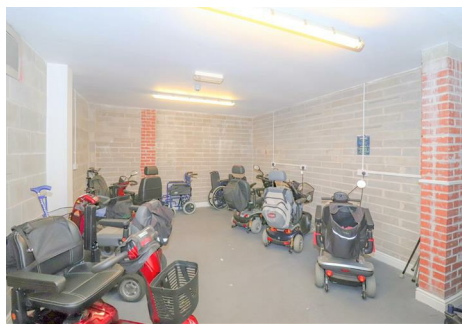
There is an attractive rear courtyard garden with mature shrubs and borders. There is a seating terrace with ample table and chairs for residents. McCarthy & Stone operate a rental scheme for parking bays. Rental is on an annual basis with the rent payable six monthly in advance. Spaces however are subject to availability.

## FIXTURES AND FITTINGS

All fixtures and fittings as mentioned in our sales particulars are included; all others are expressly excluded.









## Viewings

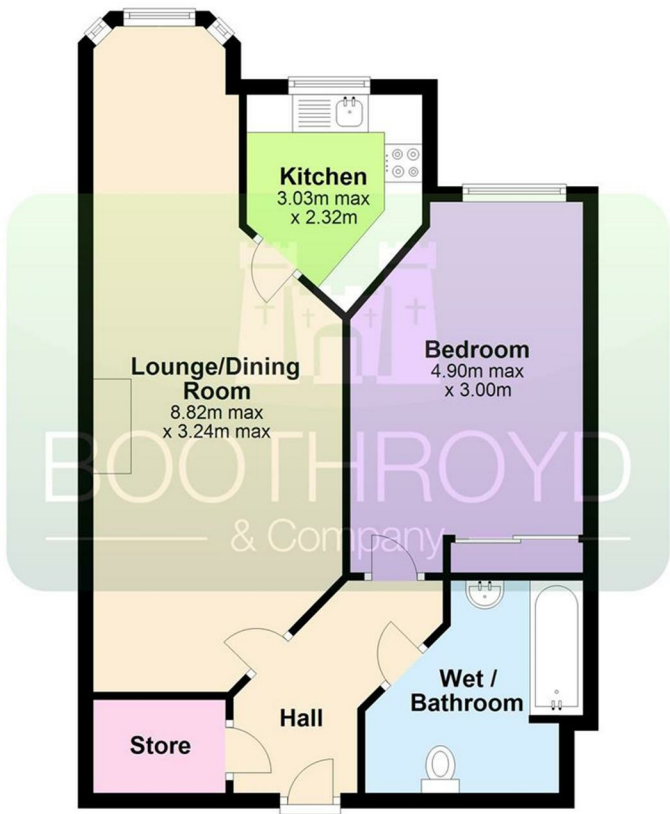
Viewings by arrangement only. Call 01926 857244 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	79	79
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## Ground Floor

Approx. 57.8 sq. metres



Total area: approx. 57.8 sq. metres