



## Wilton Court, Flat 32 Southbank Road, Kenilworth, CV8 1RX

Offers Over £200,000

- Two Double Bedroom Retirement Property
- Lift To All Floors
- Full Wheelchair Accessibility
- Mobility Scooter Store And Charging Point
- Available Now
- Estate's Manager + 24-Hour On-Site Staffing
- Management Fees Included Within Rent
- EPC Rating B - 84
- Homeowners' Lounge & Restaurant
- Warwick District Council Tax Band B



# Flat 32 Southbank Road, Kenilworth CV8 1RX

A superbly appointed second floor retirement apartment located in the heart of Kenilworth 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: B



## **WILTON COURT**

Built in 2013 by award winning builders McCarthy & Stone, Wilton Court offers Retirement Living Plus that is designed to offer residents additional security and support. Available to the over 70s the development provides all of 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 hour on site staffing, one hour domestic assistance per week, buggy store, access to the conference room as well as an onsite waitress service restaurant that is open daily. The development is located in the heart of Kenilworth with restaurants, bars and local independent traders on your doorstep. The on-site restaurant offers waitress service of freshly prepared three course meals available to residents and their guests.

## **APPROACH**

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

## **ENTRANCE/FOYER**

There is a security sliding door with intercom that leads into the reception foyer. There are further double sliding doors into the main reception.

## **LIFT ACCESS**

To 2nd floor (2nd on lift button) carpeted and well lit communal landings with attractive furnishings.

## **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**

Having a focal point provided by a stone effect fireplace with matching hearth and mantel with electric fire, two electric heaters, fitted carpets and double glazed full height window overlooking the communal gardens door leads into the fitted kitchen.

## **KITCHEN**

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 the Southbank Road wing of the development.

## **BEDROOM ONE**

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.

## **BEDROOM TWO**

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.

## **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.

## **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.

## **LEASE**

The property is held on a 125 year lease starting from 2013 with yearly ground rent payable at £510.00.

## **MAINTENANCE CHARGE**

There is a service charge paid annually amounting to £10,074.48 which equates to £839.54 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 regards to requirements.

## **BUGGY STORE**

There is a secure buggy storage facility which is accessed from the main reception foyer.

## **RESIDENTS MEETING ROOM**

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

## **RESIDENTS' RESTAURANT**

With an onsite restaurant offering waitress service of freshly prepared three course meals available to residents and their guests.

## **RESIDENTS' 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.

## **LAUNDRY**

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

## **PARKING**

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.



## Directions

## Viewings

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

## EPC Rating:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(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 PLAN

Approx. 71.0 sq. metres

