



## Finham Court, Waverley Road, Kenilworth

Offers In The Region Of £325,000

- Quality Retirement Development
- Shower Room And Ensuite
- Fitted Kitchen With Appliances
- Double Glazing And Electric Under Floor Heating Throughout
- On Site Manager, Communal Lounge and Laundry Room
- Two Large Double Bedrooms
- Energy Rating B - 71
- Attractive Spacious Lounge With Feature Fireplace
- Spacious Hall With Storage
- Warwick District Council Tax Band D

# Waverley Road, Kenilworth, CV8 1SA

This spacious two-bedroom retirement apartment is located in the heart of Kenilworth Town Centre, surrounded by a vibrant mix of shops and independent retailers. The development features a dedicated House Manager on-site during the day, a speaker door entry system, and 24-hour emergency call systems. Residents can enjoy an attractive lounge, which provides an excellent space to socialise. Additionally, there is a visitor suite available for relatives at a nominal fee.

Situated on the second floor, the apartment offers views of the attractive courtyard garden from the lounge's picture window. It benefits from underfloor heating with individual thermostats in both bedrooms, the hallway, and the lounge. Upon entering the development, you are greeted by a lobby that leads into the reception hallway. From here, you have access to all resident facilities, as well as a lift to the second-floor landing and entrance door.

The apartment consists of an L-shaped hallway with a walk-in airing cupboard, a lounge with a picture window, and a modern kitchen equipped with integrated appliances. The principal bedroom features a walk-in closet and a modern ensuite bathroom. There is also a well-proportioned second bedroom that can be used as a dining room, along with a separate shower room. Parking is available on a limited basis and involves an additional annual charge. With well-maintained grounds and secure gated parking, the apartment is offered with no onward chain, and viewing is highly recommended.



Council Tax Band: D



## Reception Hall

Stairs and a lift allow access to the second floor of the building where the apartment is located. The front door features a spy hole and leads into the entrance hall. In the hall, you'll find a 24-hour Tunstall emergency speech module system. Off the hallway, there is a door that opens into a walk-in storage and airing cupboard, which contains a large Gleadhill water heater, an electric isolation unit, and fitted shelving.

## Living Room

A well-proportioned lounge featuring a large window, TV and telephone points, and multiple power sockets, including conveniently raised electric outlets. The room benefits from two ceiling lights and a feature living-flame electric fireplace with a marble surround. A part-glazed wooden sliding pocket door leads through to a separate kitchen.

## Kitchen

Comprehensively fitted with a range of cream shaker-style wall and base units with brushed steel fittings. The base units are topped with roll-edge work surfaces incorporating an inset stainless steel sink, four-ring electric hob with extractor, and an eye-level oven. Additional features include an integrated fridge freezer and practical corner carousel units. The wall units wrap around the space and benefit from pelmet lighting and tiled splashbacks. Finished with vinyl flooring and a large Velux window that floods the room with natural light.

## Double Bedroom One

A window overlooks the courtyard, complemented by a built-in closet with bespoke shelving, hanging space, and ceiling light. A further door leads through to the en-suite bathroom.

## Ensuite Bathroom

Fitted with a white suite comprising a panelled bath with thermostatic shower and screen, a vanity wash hand basin with cupboard, and a mirror with shaver point, along with a close-coupled WC. Additional features include a heated towel rail, emergency pull cord, tiled flooring, extractor fan, and ceiling spotlight.

## Double Bedroom Two Or Dining Room

A double-glazed window overlooking the courtyard, complemented by a ceiling light.

## Separate Shower Room

Featuring a walk-in shower/wet room with a glass screen and thermostatic shower with handrail. The room is fully tiled to the walls with tiled flooring. Also includes a wall-hung vanity wash hand basin with mirror and shaver point, and a close-coupled WC. Additional features comprise an extractor fan, emergency pull cord, ceiling light, and a heated chrome towel rail.

## Onsite Parking

A parking bay may be applied for within the courtyard parking area, which is accessed via electric gates. An annual charge of £250 applies should an allocated bay become available and be secured. Additional visitor parking is also available. This apartment currently has a parking space and so will be available to any new buyer should they wish to take it.

## Leashold Information

The property is held on a 125-year lease commencing 1st January 2014. We are advised that the annual ground rent is £495. The annual service charge is £6384 payable monthly (£532), and includes buildings insurance, water, and sewage.

Additionally, a fee of 1% is levied each time the apartment is sold, payable by the vendor.

Service Charge Breakdown

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

Please note that the service charge does not cover external costs such as Council Tax, electricity, or TV services.

## Services

The property is 'All Electric' and has no gas connection.

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

17 Mbps

Superfast

80 Mbps

Ultrafast

330 Mbps

Satellite / Fibre TV Availability

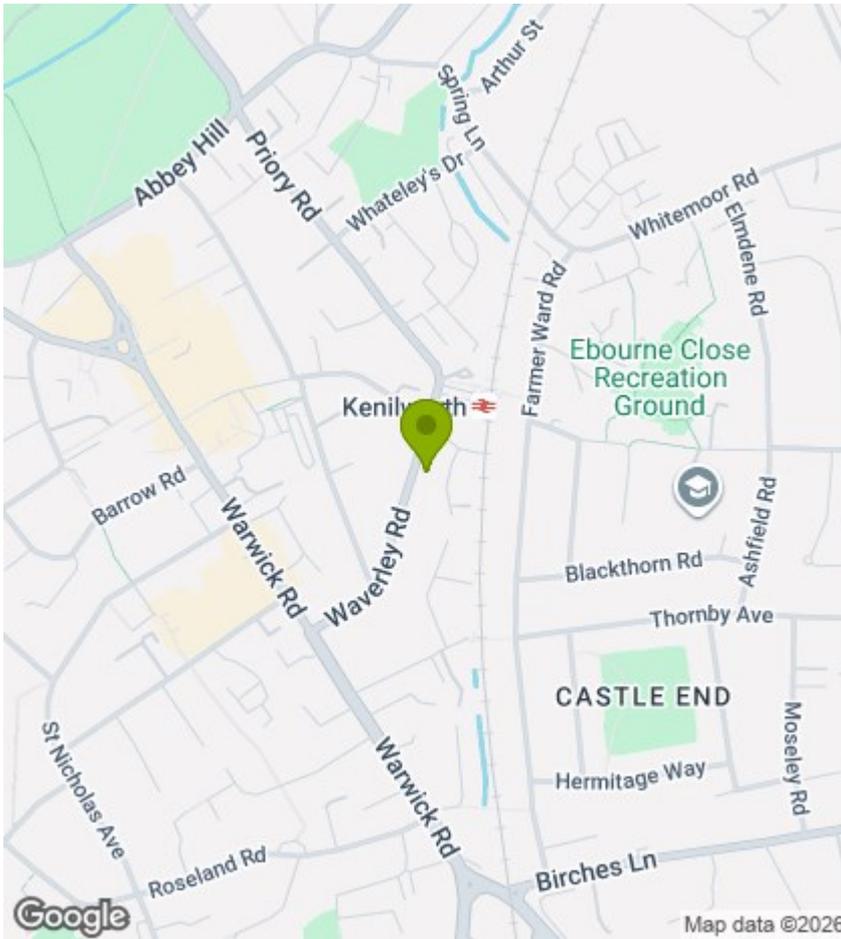
BT

Sky

Virgin

## Fixtures & 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.

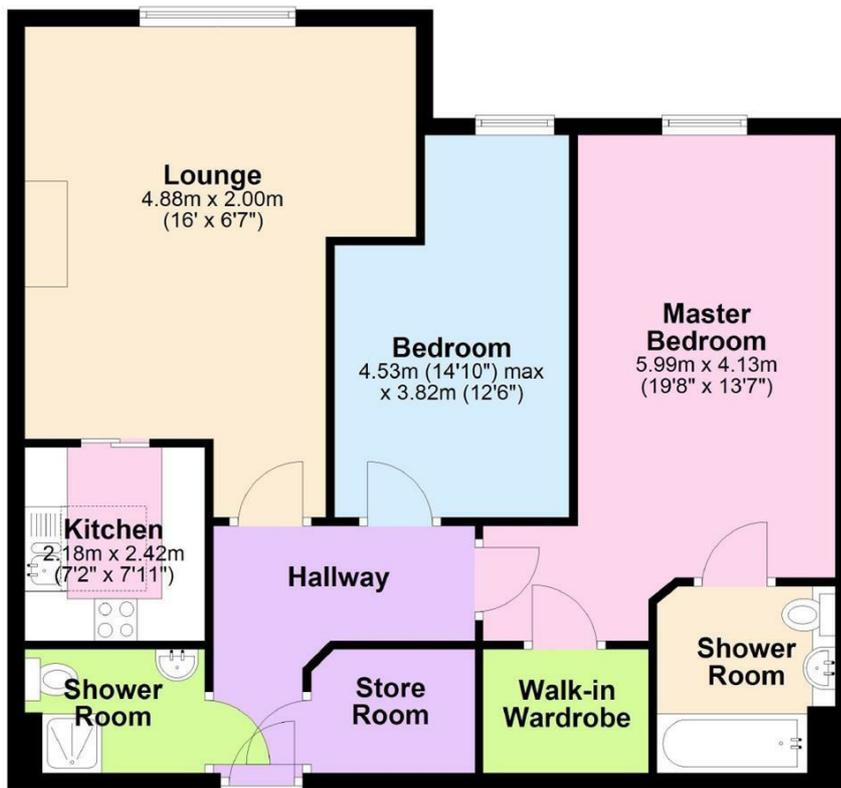
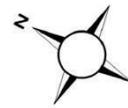
## EPC Rating:

C

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  | 71                      | 71        |
| (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 |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |

## Top Floor

Approx. 84.4 sq. metres (908.1 sq. feet)



Total area: approx. 84.4 sq. metres (908.1 sq. feet)