



Finham Court, Waverley Road Kenilworth, CV8 1SA

Offers In The Region Of £125,000

- One Bedroom First Floor Town Centre Retirement Apartment
- Communal Lounge/On Site Warden & Laundry Room
- Fitted Kitchen With Appliances
- Wet Room
- Double Glazing & Under Floor Heating
- No Onward Chain
- Energy Rating C - 79
- Large Double Bedroom With Walk In Wardrobe
- Living Room With Feature Fire
- Warwick District Council Tax Band B

Waverley Road, Kenilworth, CV8 1SA

THIS PROPERTY HAS BEEN SOLD OFF PORTALS - Number 12 Finham Court is a high quality first floor McCarthy & Stone retirement apartment offering safe and secure town Centre living. The property comprises spacious living room, modern kitchen with integrated appliances, walk in wet room with under floor heating and large double bedroom with walk in wardrobe. Communal facilities include an attractive communal lounge and kitchen, laundry room, and on site warden. There is also the use of visitor parking spaces, and the option to hire a designated space, the property has attractive views to the rear across the rear gardens, viewing is recommended and is offered for sale with no onward chain.



Council Tax Band: B



Reception Hall

Communal stairs and lift, door into the reception hallway with intercom system, smoke alarm, walk-in storage cupboard with Gledhill electric immersion system and fitted shelving, electric isolation unit and electric meter, fitted light with rooms leading off.

Lounge/Dining Room

5.80m x 3.00m (19'0" x 9'10")

Lounge/dining room with double glazed window to rear overlooking the gardens and rear parking courtyard, telephone point, TV aerial point, space for dining table, two feature ceiling lights, feature living flame effect pebble electric fire with marble composite hearth, door to

Fitted Kitchen

2.20m x 2.40m (7'2" x 7'10")

Fitted with a range of matching base and wall units with a four-ring Hotpoint induction hob with extractor hood over, stainless steel sink unit with mixer tap, shelf for microwave, Hotpoint wall mounted eye level oven, built-in fridge/freezer and ceramic tiling to splash back with inset pattern, ceramic tiled floor, ceiling down lighters and automatic velux window.

Shower Room

2.30m x 1.70m (7'6" x 5'6")

With low level wc, vanity basin with double cupboard under and large walk-in shower area with fitted glazed shower screen. Heated towel rail, shaver point and wall mounted mirror, ceiling light, non slip floor.

Double Bedroom

4.90m x 3.00m (16'0" x 9'10")

With double glazed window to rear with views across the rear courtyard, ceiling light, fresh air vents, large walk in wardrobe with fitted light with range of hanging and shelving.

Residents Lounge

Large residents lounge with a range of tables and chairs and dining area for residents use. There is also a communal kitchen available to use.

Outside

Attractively laid to patio area with inset lawn and garden furniture, well-tended shrubs, plants and areas of lawn. There is a secure gated entrance with block paved forecourt and an allocated parking space at a cost of £250 per year.

Tenure

The property is held on a 125-year lease from 2014. Currently, there is a ground rent charge of £425 per annum, with a review on 1st January 2029, and a service charge of £4,257.58 per year.

Services

All mains services are connected;

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

17 Mbps

Superfast

80 Mbps

Ultrafast

330 Mbps

Satellite / Fibre TV Availability

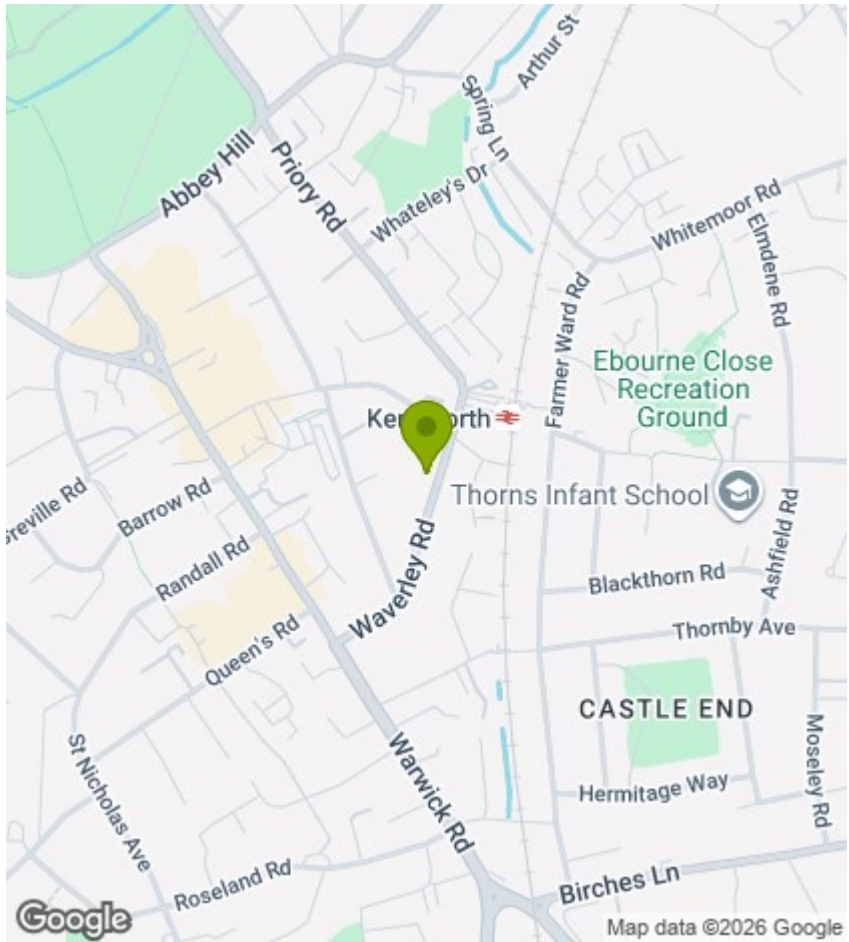
BT

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) A		
(81-91) B		
(69-80) C	79	80
(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

Approx. 50.2 sq. metres (540.7 sq. feet)

