BOOTHROYD
& Company









Finham Court, Waverley Road, Kenilworth

Offers In The Region Of £155,000

- Quality First Floor One Bedroom Retirement Apartment
- large Living And Dining Room
- Walk In Wet Room
- Fitted Kitchen With Integrated Appliances
- Attractive Communal Gardens, Laundry/Guest Suite And On Site Manager
- Picture Window Overlooking Waverley Road With Shutters
- Energy Rating B - 83
- Large Double Bedroom With Walk In Wardrobe
- Underfloor Heating
- Warwick District Council Tax Band B

19 The Square, Kenilworth, Warwickshire, CV8 1EF
01926 857244
sales@boothroyd.co.uk
www.boothroyd.co.uk

Waverley Road, Kenilworth, CV8 1SA

Built in 2014 this exclusive development of 22 McCarthy and Stone Retirement Living apartments is located on the fringes of Kenilworth Town centre close to both Waitrose and the doctor's surgeries. The development has a dedicated House Manager on site during the day, door entry system and 24-hour emergency call systems. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the laundry room, homeowners lounge and other communal areas are also covered in the service charge. There is an attractive residents lounge with tea and coffee making facilities providing a fantastic space and opportunity to socialise. Additionally, there is a visitor suite available to relatives for a nominal fee (usually for a fee of £25 per night – subject to availability). Apartment 14 is located on the first floor (accessible via a lift or stairs) with interesting views towards Waverley Road, with a feature floor to ceiling front window. You enter the development into a lobby and then into the reception hallway. From the hallway are all the resident facilities and corridor to the entrance door. The apartment comprises a hallway, lounge with full height windows and modern fitted kitchen with integrated appliances. The shower room has a walk-in shower and there is a large double bedroom. Parking is available subject to availability and an annual charge. The apartment is offered with no onward chain and has the benefit of electric underfloor heating.

1 1 1 B - 83 Council Tax Band: B







Entrance
Panelled door into the reception hallway with thermostat for the underfloor heating, intercom, generous storage cupboard housing the replacement central heating boiler, electric isolation unit, electric meter and further doors off to

Lounge/Dining Room
4.52m x 4.64m (14'9" x 15'2")
With large picture window with beautiful cafe style shutters (12 months old) overlooking the vibrant Waverley Road, two ceiling lights and a focal point provided by a stone fireplace with matching hearth and housing a flame effect electric fire. Door leads into the kitchen.

Kitchen
2.18m x 2.41m (7'1" x 7'10")
Comprehensively fitted with a range of modern white high gloss wall and base units. The base units have quality work surfaces with matching up-stands, moulded sink with chrome mixer tap, two ring Siemens electric hob with black glass splashback, Neff fan assisted oven and brushed steel extractor canopy, integrated fridge/freezer and ceiling light, vinyl flooring, under pelmet lighting.

Double Bedroom
7.04m x 2.78m (23'1" x 9'1")
Larger than average double bedroom with Georgian style double glazed window overlooking the front, door to the large walk-in wardrobe with hanging and bespoke shelving.

Wet Room
With a walk-in shower area with fitted pull down seat with black porcelain tiled flooring and contrasting grey marble effect tiling to full height. Vanity unit with mirror and shaving point and a close coupled w.c. Ceiling light, security pull cord, chrome towel rail.

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.

Parking
A parking bay can be applied for in the courtyard parking area accessible 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.

Tenure
The property is held on a 125-year lease from 1st January 2014. We are informed the annual ground rent is £425. The annual service charge is £372.35 paid monthly and includes the buildings insurance.

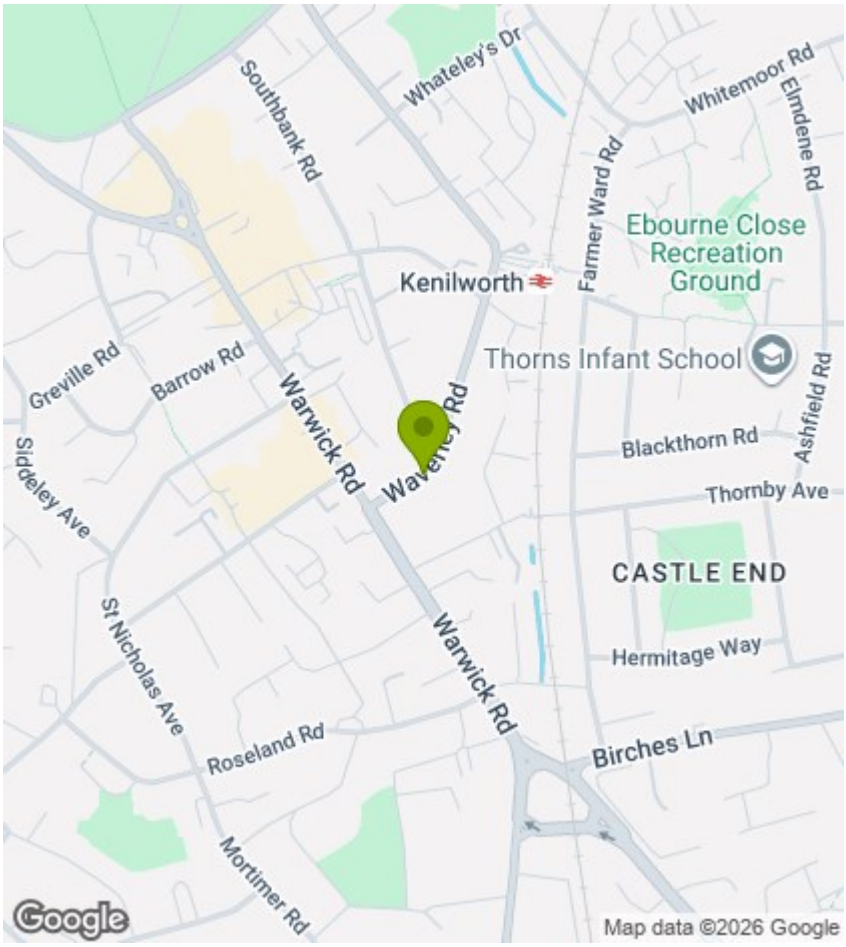
Services
All mains services are connected;
Mobile coverage

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.

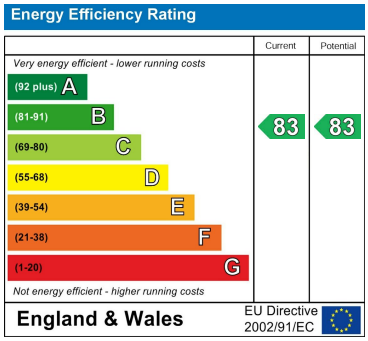


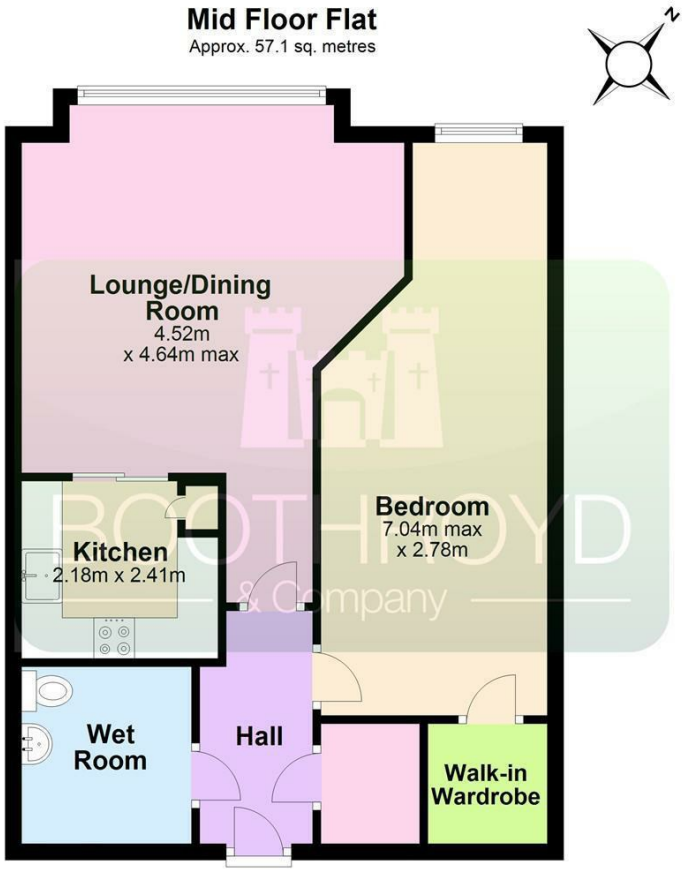
Viewings

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

EPC Rating:

B





Total area: approx. 57.1 sq. metres

19 The Square, Kenilworth, Warwickshire, CV8 1EF
01926 857244
sales@boothroyd.co.uk
www.boothroyd.co.uk