

## Wilton Court, Southbank Road, Kenilworth

Offers In The Region Of £135,000

- 2nd Floor Assisted Living
- Square South Living Room
- Quality Appliance Kitchen
- Waitress Restaurant
- No Onward Chain
- Luxury 1 Bed Apartment
- Energy Rating C - 79
- Bathroom/ Wet Room
- 24 Hour Care Systems
- Warwick District Council Tax Band B

# Wilton Court, Southbank Road, Kenilworth

A extremely spacious second floor assisted living retirement apartment with 71 square meters of living space, of considerable quality, size and security, situated in this town Centre McCarthy Stone development. The apartment has the added benefits of: a waitress service restaurant, 24 hour on-site management presence, domestic assistance, (one hour included in service charge and additional hours by arrangement), estate manager, full wheelchair accessibility, personal care packages available from on-site agency, home owners' beautifully furnished lounge with television, guest suite, function room with computer and internet access, fully equipped laundry, lifts to all floors, attractively maintained landscaped gardens, mobility scooter store and charging point, car parking available subject to permit holders. An opportunity to provide security and high quality assisted living, while maintaining ownership and living independently within a close care environment, yet situated within the town centre and amongst owners with a qualifying age of 70 and above.



Council Tax Band: B





## Approach

Glazed Link Walk Way -

Communal Area With Lift -

2nd Floor Approach -

Apartment 16 -

## Entrance Hall

Spacious entrance hallway with large corner store cupboard with hot water tank and storage space.

## Store

With three storage shelves, wood laminate flooring and fitted light.

## Lounge/ Dining Room

17'1" x 14'9"

Recessed entry door into living room with two south facing windows and a delightful view to the south of the town and St John's church spire. Electric night storage radiator, T.V. connection point, two central ceiling light points, glazed door into

## Kitchen

10'0" x 7'4"

Quality fitted with electric kick board fan heater, ceramic tiled flooring, comprehensive range of base and wall units with work surfaces, integrated stainless steel sink unit with mono-block mixer tap, integrated fridge/freezer, four plate ceramic hob with illuminated cooker hood above, waist height single electric oven and grill, under unit lighting, space and plumbing for washing machine.

## Breakfast Area view

With side window with out look to Southbank road, opening and closing, security shutter, dining recess.

## Bedroom

13'6" x 13'7"

Two electrically operated Velux double glazed roof lights, electric panel heater, sliding door to built-in fitted wardrobes with hanging rails and shelving, illuminated light switch.

## Bathroom/ Wet Room

With quality fittings, panelled bath, wet room style shower with level access, wash hand basin, low level W.C., fitted mirror, shaver point, chrome heated towel rail, extractor fan and non-slip flooring underfoot.

## Parking

A parking permit scheme is in operation at Wilton Court subject to availability. The permit fee is £250 per annum, payable half yearly. The permit fees less a 5% administration fee are paid into the service charge account for the benefit of residents as a whole.

## Facilities

FACILITIES AVAILABLE ON SITE- Mobility Scooter Store - available for all residents with automatic entrance door with power and light connected.

Reception Area

Owners Lounge

Function Room

Restaurant

Guest Suite

Laundry

## Tenure

The property is Leasehold.

Lease of 125 years, 114 years remaining

Annual Ground rent of £435.00

Annual Service charge of roughly £10,000

## Services

All mains services are connected.

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

17 Mbps

Superfast

92 Mbps

Satellite / Fibre TV Availability

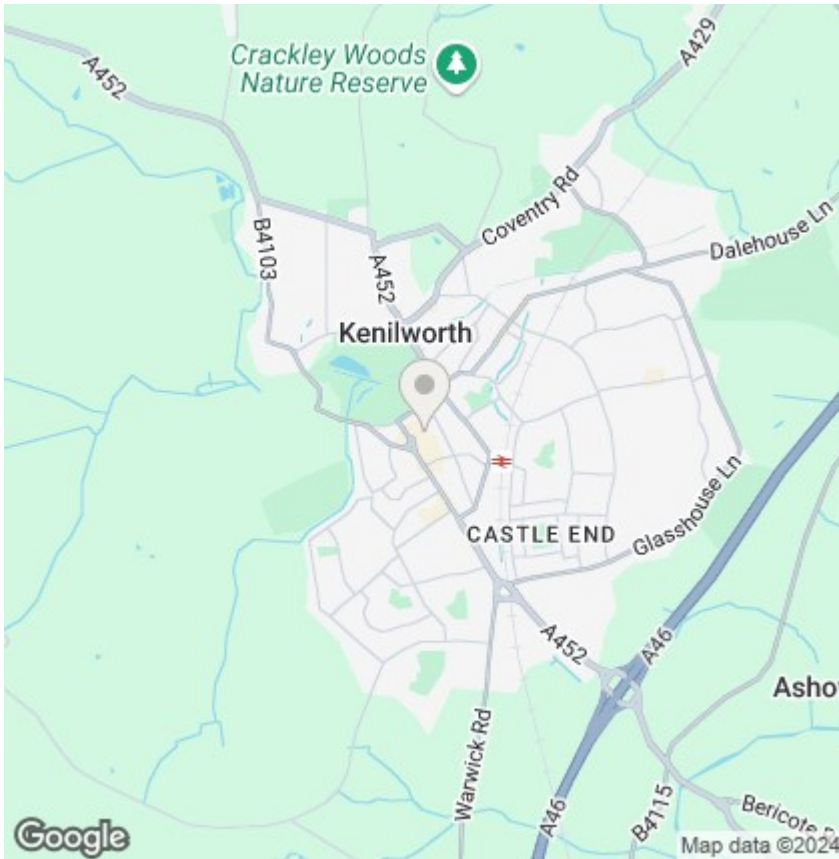
BT

Sky

Virgin

## Fixtures & Fittings

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



## Viewings

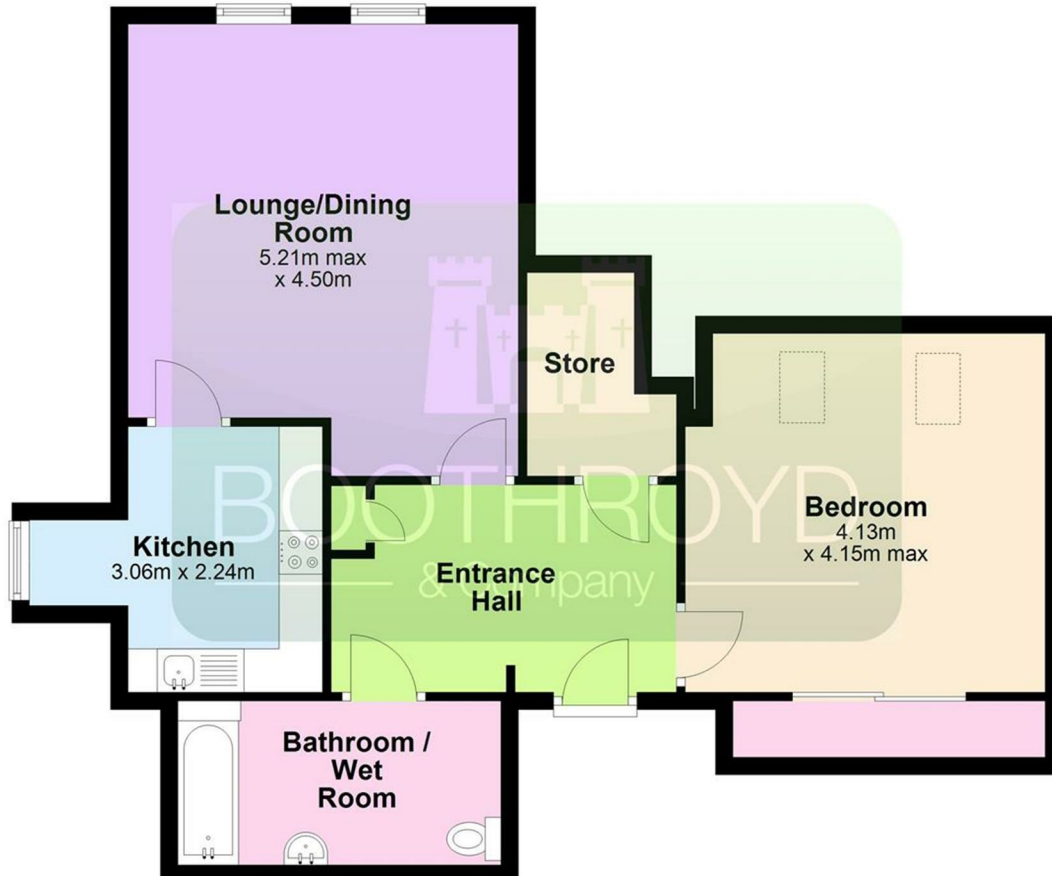
Viewings by arrangement only. Call 01926 857244 to make an appointment.

## 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>	79	79
(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 Apartment



Total area: approx. 70.8 sq. metres