



## 9 Kinmond Court, Kenilworth Street

Leamington Spa, CV32 4QU

£92,500

- Ground Floor Retirement Apartment
- Resident On Site Manager
- One Double Bedroom
- EPC Rating C





### **THE PROPERTY**

This ground floor town centre retirement apartment has a ground floor balcony with direct street access and a west facing sunny aspect. It is vacant and available with early possession. The property is well presented being light and bright in a safe, secure, communal environment. There are communal facilities including a lift, residents' lounge, guest suite, laundry, refuse room, and with a resident manager on site.

### **APPROACH**

The property is approached through wrought iron gates to a parking area, access to the entrance with security entry, CCTV and leading to a lobby with inner door to

### **RECEPTION AREA**

Manager's welcome desk, attractive carpeted reception area with comfortable seating, lift with access to upper floors together with stairs, residents' lounge and other communal facilities.

### **INNER HALLWAY**

Carpeted and access to apartment number 9 a short distance from the lift on the right-hand side and overlooking the front with a west facing aspect and direct street access from the ground floor balcony.

### **ENTRANCE HALL**

Front door into hall with doors leading off, fitted carpet and storage cupboard.

### **LIVING ROOM**

15' 8" x 11' 0" (4.78m x 3.37m) Ground floor balcony to front with west facing aspect and direct street access with glazed door and window, Adam style mantel surround with tiled inset and electric glow effect fire, electric night storage heater, wall lights, angled twin glazed doors to kitchen.

### **FITTED KITCHEN**

7' 11" x 7' 10" (2.42m x 2.40m) Window to side with fitted blind, interesting street view, grey flush units with cupboards, drawers and matching wall units, work surfaces, integrated four plate electric hob with illuminated cooker hood above, oven housing unit with integrated single electric oven and grill at eye level, space and recess for fridge and freezer, fully tiled walls with ceramic tiling, downflow electric fan heater, vinyl flooring.

### **DOUBLE BEDROOM**

13' 6" x 9' 1" (4.13m x 2.78m) Four door mirror fronted wardrobe with hanging rail and shelf, west facing double glazed front window with vertical blinds, electric night storage heater, wall lights, alarm call.

### **SHOWER ROOM**

Fully tiled to all walls and flooring, shower cubicle with glazed privacy screen and matching door, electric shower fitting, grab handles, low level WC, vanity unit with easy action taps, mirror and light above, storage cupboards beneath, extractor fan and downflow fan heater. Alarm Call.

### COMMUNAL FACILITIES

Included within the maintenance charge is the on-site residents' manager service with alarm call, external window cleaning, cleaning of common areas, lift maintenance and servicing, external gardening and maintenance of external areas, laundry facility, water rates for the apartment and communal areas. There is the guest suite for residents use subject to booking and a nightly charge.

### RESIDENTS LOUNGE

Attractively furnished with feature fireplace, comfortable seating, dining table and chairs.

### LAUNDRY

Good quality machines for automatic washing and tumble drying.

### GUEST SUITE

Subject to an additional nightly charge pre-booked.

### PASSENGER LIFT

### RECEPTION AREA

Security entry system, reception desk and manager's office and access to communal facilities, lift and resident's apartment.

### COMMUNAL GARDENS

Well maintained lawned gardens with seating area and attractive planting. The gardens are communally maintained as part of the management charge.

### SECURE PARKING

Secure wrought iron gates lead to parking bays for residents.

### COMMUNAL CHARGES

There is a current ground rent of £235.84 payable half yearly in March and September. There is an annual service charge of £2348.42 which is levied for communal services and resident manager services and is paid in two half yearly instalments. The property is managed by First Port Retirement Property Management Services, First Floor, Trinity Point, New Road, Halesown, B63 3HY. Tel 0333 3214041.

### LEASE

The property is held on a 125 year lease from 1 August 1995 with currently 99 years unexpired on the current lease.

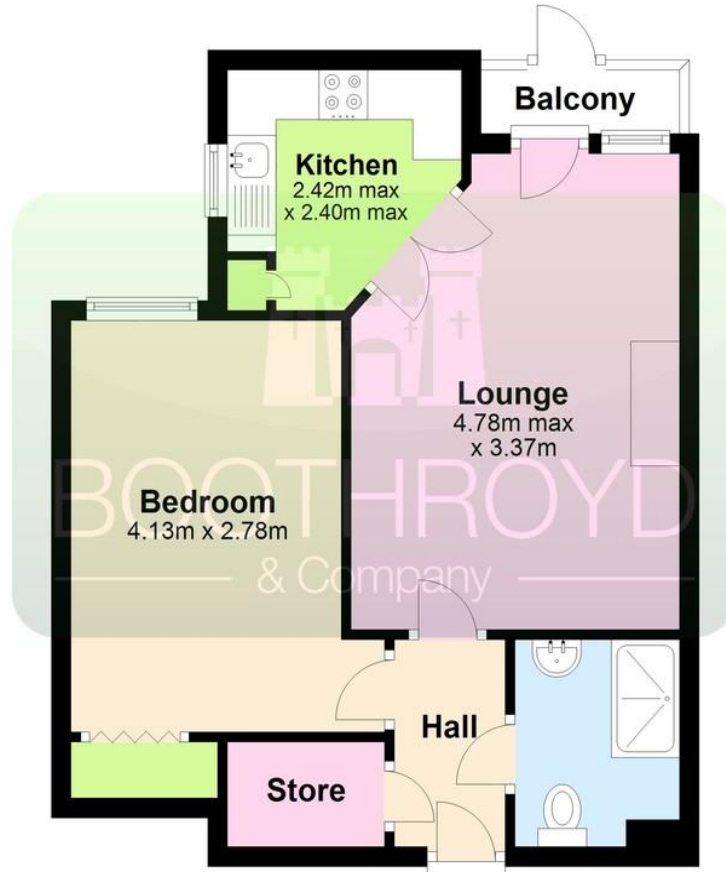
### FIXTURES AND FITTINGS

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



## Ground Floor

Approx. 42.0 sq. metres



Total area: approx. 42.0 sq. metres

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	75	81
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

### COUNCIL TAX BAND

Tax band C

### TENURE

Leasehold

### LOCAL AUTHORITY

Warwick District Council

**OFFICE**  
19 The Square  
Kenilworth  
Warwickshire  
CV8 1EF

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements