

JULIE PHILPOT

RESIDENTIAL



33 Wilton Court | Southbank Road | Kenilworth | CV8 1RX

A lovely one bedroomed Assisted Living apartment with pleasant views over the communal grounds and being located on the first floor. The property provides well planned accommodation within this popular town centre Assisted Living McCarthy and Stone scheme. The property is also well presented with a brand new hall carpet and a newly fitted Gledhill water heater.

Offers In Region of £177,000

- Assisted Living Apartment
- McCarthy & Stone Development
- One Double Bedroom
- Superb Residents Facilities



Property Description

WILTON COURT

A one double bed roomed apartment within this exclusive McCarthy & Stone Assisted Living town centre development scheme for those over the age of 70. Wilton Court provides a superb option for those who would like to enjoy the excellent amenities including restaurant, laundry room, home owners lounge, function room, guest suite plus 24 hour on site staffing assistance that may be needed. Home owners also have domestic assistance for one hour per week.

COMMUNAL ENTRANCE

A secure communal entrance with reception and manager's office plus access to all the communal residents facilities. A lift and stairs provides access to all floors.

PERSONAL ENTRANCE DOOR TO NUMBER 33

ENTRANCE HALL

With new carpet, security entryphone, smoke detector, Dimplex heating thermostat and lovely side storage recess ideal for a piece of display furniture. Large storage cupboard housing newly fitted Gledhill pressurised hot water cylinder.

BATHROOM/WET ROOM

Having panelled bath, vanity wash basin with double cupboard under, w.c and shower with curtain rail. Extractor fan, Dimplex heater, shaver point and heated towel rail. Fully tiled walls and non slip vinyl flooring.

DOUBLE BEDROOM

A double bedroom with garden views, Dimplex heater and built in wardrobe with additional built in shelving and hanging rails.

LIVING ROOM

19' 0" x 14' 2" (5.79m x 4.32m)

A delightful, spacious living room having a Dimplex Quantum heater, tv aerial and with sky connection. Juliet balcony with tilting and fully opening patio style doors.

KITCHEN/BREAKFAST ROOM

10' 10" x 6' 8" (3.3m x 2.03m)

A lovely kitchen with an extensive range of built in cupboard and drawer units and matching wall cupboards with matching round edged worksurfaces. Stainless steel sink unit, Hotpoint hob and electric oven both are in pristine condition, Indesit integrated fridge and freezer, complementary tiling and Dimplex plinth heater.

TENURE

The property is Leasehold. The Managing Agents are McCarthy & Stone. The Service Charge is £7694.44 per year with Ground Rent which is £217.50 per half year.



Tenure

Leasehold

Council Tax Band

B

Viewing Arrangements

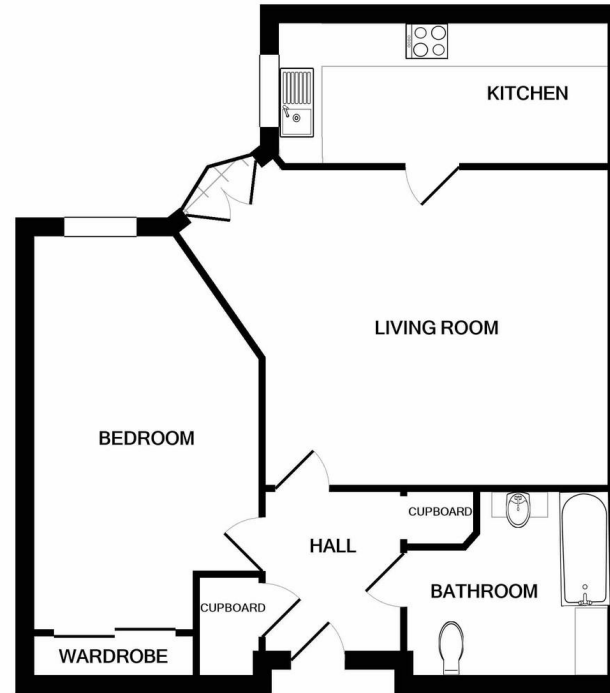
Strictly by appointment

Contact Details

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TOTAL APPROX FLOOR AREA 633 SQ FT (58.8 SQ M)
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Agents Note: Whilst every care has been taken to prepare these 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/tenants are advised to recheck the measurements

Energy efficiency rating for this property

This property's current energy rating is B. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	88 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

The average energy rating and score for a property in England and Wales are D (60).