



JULIE PHILPOT
RESIDENTIAL



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

£295,000

Located in an enviable corner position on the ground floor of this popular development, a very attractive two bedroom apartment with lovely views and its own personal access to the beautifully tended communal grounds. The apartment has a spacious entrance hall, delightful south-west facing lounge with patio door, two generous sized bedrooms, one currently used as a separate dining room together with a modern, well

- Ground Floor Luxury Apartment
- Tastefully Presented Throughout
- Two Bedrooms
- Direct Access to Communal Gardens



Property Description

Wilton Court

A two bedroom ground floor 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

There are two secure entrances to the building, one from the residents car park on Southbank Road and one from the main entrance on Abbey End car park side of the development. A lift and staircase

provides access to all floors.

Personal Entrance Door to No 2

Spacious Entrance Hall

With security entry phone, 24-hour emergency response pull cord, smoke detector, illuminated light switches, wall mounted thermostat and large walk-in cloaks/storage cupboard housing the hot water cylinder.

Lounge/Dining Room

7.21m max x 3.20m (23'8" max x 10'6")

A delightful, spacious south-west facing lounge benefitting from views and direct access via a patio door to the beautifully tended communal gardens and outside patio/ seating area. Feature fireplace with electric fire, TV and telephone points, Sky/Sky+ connection point (subscription fees may apply).

Raised electric power sockets. Partially glazed door leads onto a separate kitchen.

Fitted Kitchen

2.79m x 2.31m (9'2" x 7'7")

Fully tiled and fitted kitchen with a range of modern cupboards and drawer units with a contrasting roll top work surface. Double glazed window with views over the communal gardens. Stainless steel sink with mono lever tap over and drainer. 'Hotpoint' eye level oven, ceramic hob, cooker hood, integrated automatic washing machine, fridge and separate freezer.

Master Bedroom

4.57m x 3.00m (15' x 9'10")

Double bedroom with a fitted wardrobe having sliding mirrored doors. Double glazed window with views over the communal gardens. Ceiling lights, TV

and phone point. Emergency response pull cord.

Bedroom Two

4.29m x 2.79m (14'1" x 9'2")

A generous sized second bedroom with ceiling lights, TV and phone point.

Bathroom/Wet Room

Being fully tiled and fitted with a modern suite comprising panelled bath with twin hand grips and rail over, vanity wash hand basin with double cupboard under and mirror above, shaver point, low flush w/c and shower area with curtain rail surrounding, hand rails, non-slip flooring and inset mains fed shower. Electric heated towel rail, extractor fan, 'Dimplex' wall heater and 24 hour emergency response pull cord.

Communal Grounds

The development has an attractive communal garden and grounds to the rear with lawns, mature shrubs and trees plus seating areas and a generous size patio area with garden furniture for residents use.

Parking

The development operates a parking rental scheme exclusively to homeowners with cars. Spaces can be rented for the year at a fee payable six monthly (subject to availability).

Tenure and Lease Details

We understand the property is Leasehold held on a term of 125 years from 1st June 2013. The Managing Agents are McCarthy & Stone.

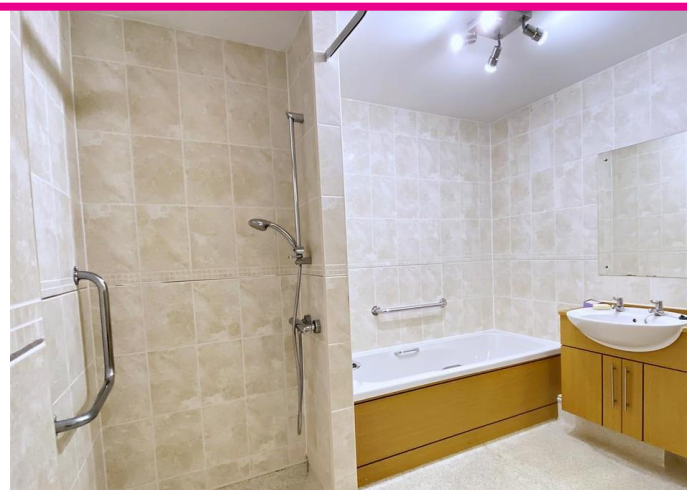
Ground Rent

The Ground Rent is £510.00 per annum (£255.00

paid half yearly in advance).

Service Charge

The service charge is currently £1088.14 paid monthly in advance and includes the cost of the House Manager, water rates for communal areas and individual apartments, electricity and heating to the communal areas, 24 hour emergency call system, maintenance and upkeep of the communal gardens, repairs and maintenance to the interior and exterior communal areas and buildings insurance. The Service charge does not cover external costs such as Council Tax, electricity or TV.



Tenure

Leasehold

Council Tax Band

Viewing Arrangements

Strictly by appointment

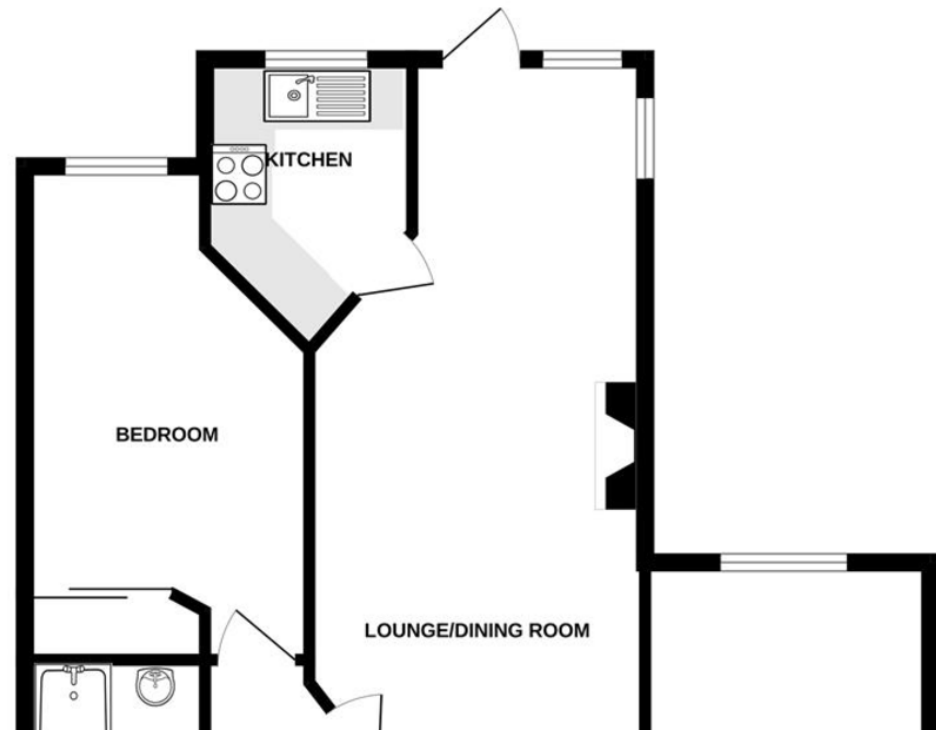
Contact Details

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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 rating and score

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		