



JULIE PHILPOT

RESIDENTIAL



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

£189,950

A super opportunity to purchase a good size apartment in a great location within this popular Assisted Living Town Centre development. This property has the added advantage of having no residents' apartments above or below together with a pleasant aspect with views over the rear gardens. The apartment is easily accessed being close to the lift to all floors of the development with this property being located on the first floor. The layout is also very nice and practical with an accompanied viewing highly recommended.

- Spacious Assisted Living
- One Double Bedroom
- Superb Residents Facilities
- Well Fitted Kitchen
- Modern Bathroom/Wet Room



Property Description

WILTON COURT

A particularly spacious 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, homeowners lounge, function room, guest suite plus 24 hour on site staffing assistance if needed. Homeowners also have domestic assistance for one hour per week.

COMMUNAL ENTRANCE HALL

There are two secure entrances to the building one from the resident's car park and one from the main entrance on Abbey End car park side of the development. In reception will be found the manager's office, a mobility charging room plus the communal rooms including restaurant, lounge, laundry etc. A lift and staircase provides access to all floors.

PERSONAL ENTRANCE DOOR TO NUMBER 22

PRIVATE HALLWAY

With security entry phone, 24 hour emergency response pull chord system and walk-in storage/cloaks cupboard housing hot water cylinder.

LIVING/SITTING/DINING ROOM

5.28m x 3.23m (17'4" x 10'7")

A spacious and light room with double glazed windows to the side and rear elevations, wall mounted electric heater, telephone point and TV aerial point with Sky+ connectivity (subscription fees may apply). Partially glazed door leading to the kitchen.

FITTED KITCHEN

2.13m x 2.82m (7' x 9'3")

Being comprehensively fitted with a range of built in cupboard and drawer units with Granite style work surfaces and wall cupboards over. Inset stainless steel sink unit with mixer tap over, 'eye' level electric oven and inset ceramic four ring hob with extractor hood above. Integrated under counter fridge and separate freezer, complementary tiling and plinth heater.

DOUBLE BEDROOM

4.52m x 3.05m (14'10" x 10')

A large double bedroom with fitted wardrobes with sliding mirrored doors, wall mounted electric heater, telephone and TV points and 24 hour emergency response pull chord system

BATHROOM/WET ROOM

Being 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. Wall mounted electric heated towel rail, part tiled walls, extractor fan and 24 hour emergency response pull cord system.

LEASE DETAILS AND SERVICE CHARGE

We understand the property is Leasehold held on a term of 125 years from 1st June 2013. The Managing Agents are McCarthy & Stone. The monthly management/service charge is: £706.56 per month for year 2022/23 and the current ground rent is £435.00 per year.

See overleaf details of what is included in the service charge.

The service charge includes:

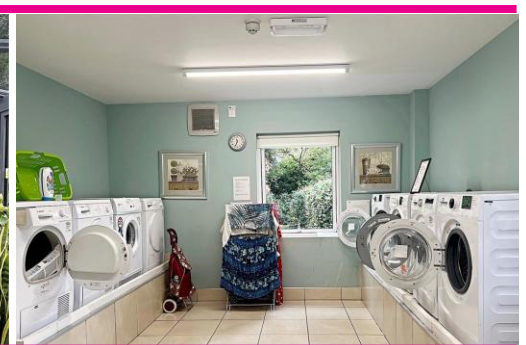
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings Insurance.

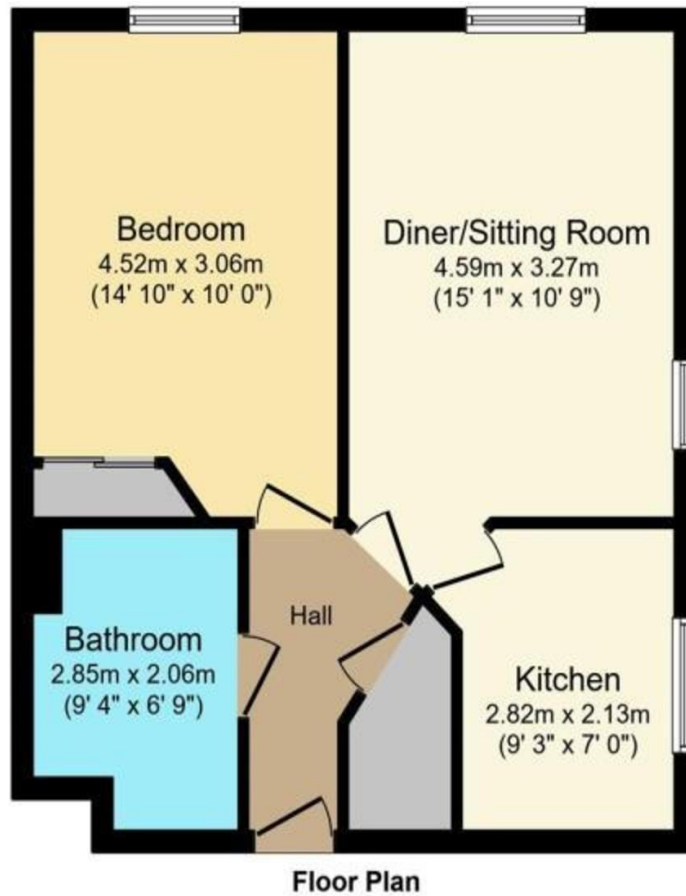
PARKING

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).

COMMUNAL GARDENS

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.





Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by www.keyagent.co.uk

Tenure

Leasehold

Council Tax Band

B

Viewing Arrangements

Strictly by appointment

Contact Details

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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	82 B	82 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.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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