



JULIE PHILPOT
RESIDENTIAL



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

£170,000

A super apartment located in a primary corner position overlooking the gardens within this assisted living development. The apartment enjoys plenty of natural light, has a 'juliet' balcony and is well planned in design with a generous size living room, a double bedroom, bathroom/wet room and kitchen with upgraded and recently replaced appliances. The property is also well presented and is ready to move into. A very attractive property which must be viewed to be appreciated.

- Garden Views
- Juliet Balcony
- Double Bedroom
- Excellent Residents Facilities



Property Description

WILTON COURT

This is a popular Assisted Living retirement development for those over the age of 70 with excellent facilities to include a restaurant with table service, communal lounge, buggy store and charging room, laundry room, library, 24 hour estate team service and one hour domestic help per apartment per week. There are also additional personalised care packages available to residents. In addition regular social activities are held in the residents lounge and the development is adjacent to the Senior Citizens club for those wishing to take part in other social events.

LIFT & STAIRCASE TO SECOND FLOOR

PERSONAL ENTRANCE DOOR TO NUMBER 35

HALLWAY

With Dimplex electric wall radiator, security entryphone, generous size built in storage cupboard and further storage cupboard with shelving and housing the newly replaced Gledhill hot water cylinder.

BATHROOM/WET ROOM

9' 6" x 6' 5" (2.9m x 1.96m)

With fully tiled walls, panelled bath, w.c., and shower with curtain rail. Vanity wash basin with double cupboard under, Dimplex wall mounted heater and heated towel rail.

LIVING ROOM

18' 4" x 10' 6" (5.59m x 3.2m)

A lovely living room enjoying garden views from the dual aspect windows and 'Juliet' balcony. TV aerial connection, telephone connection, Dimplex radiator and feature fireplace professionally fitted by Manor House Fires of Kenilworth with remote control electric fire.

KITCHEN

10' 6" x 7' 0" (3.2m x 2.13m)

A well planned kitchen with plenty of worktop space and electronically opening window. Upgraded appliances to include Bosch electric oven, Bosch fridge, Siemens washer/dryer, Bosch dishwasher and freestanding Russell Hobbs counter-top freezer. Range of cupboard and drawer units having soft closing doors, stainless steel sink, extractor hood and deep pan drawers.

DOUBLE BEDROOM

12' 8" x 10' 0" (3.86m x 3.05m) Excl Wardrobes

A good size double bedroom with garden views and built in wardrobes. TV aerial connection and Dimplex wall heater.

OUTSIDE

There is access to the development from the car park where there are residents and visitor parking spaces. Personal car parking spaces are available by agreement and arrangement with the development manager.

GARDENS

The attractive gardens are a very pleasant feature being well landscaped, well stocked and having seating areas.

TENURE

The property is Leasehold with a 125 year lease from 2013. The Ground Rent is £435.00 per annum. The service charges are £8478.72. McCarthy & Stone are the Managers.

FIXTURES AND FITTINGS

The carpets, blinds, curtains and light fittings are all included within the selling price.



Tenure

Leasehold

Council Tax Band

B

Viewing Arrangements

Strictly by appointment

Contact Details

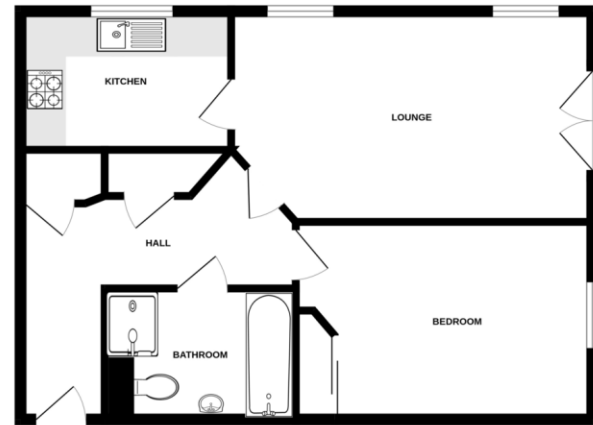
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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

GROUND FLOOR

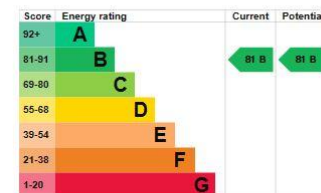


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Energy rating and score

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

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



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

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

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