



JULIE PHILPOT
RESIDENTIAL



19 Finham Court, Waverley Road | Kenilworth | CV8 1SA

£179,950

An immaculate retirement apartment in this sought after luxury town centre development. The property benefits from rear garden views, has one double bedroom with a large walk in wardrobe, a lounge/diner with juliet balcony and a modern kitchen and large shower room. The property also has an allocated parking space, underfloor heating and is ready to move into. The development has secure gated access, attractive communal gardens and visitors parking.

- Luxury Retirement Apartment
- One Double Bedroom
- Town Centre Location
- Residents Lounge & Laundry Room



Property Description

COMMUNAL ENTRANCE

LIFT AND STAIRCASE TO ALL FLOORS

PERSONAL ENTRANCE DOOR TO NUMBER 19

ENTRANCE HALL

With smoke detector, large storage/airing cupboard with recently replaced Gledhill hot water cylinder that has been serviced by the sellers. Access to roof storage space.

LOUNGE/DINER

18' 6" x 10' 3" (5.64m x 3.12m)

Having a Juliet balcony with double doors and views of the communal rear garden. Feature fireplace with electric fire as fitted.

KITCHEN

7' 8" x 7' 0" (2.34m x 2.13m)

having a range of cream cupboard and drawer units with matching wall cupboards. Recently replaced Hotpoint electric oven, Hotpoint hob with glass splashback and extractor hood over. Integrated fridge/freezer.

DOUBLE BEDROOM

12' 5" x 12' 5" (3.78m x 3.78m)

A generous size double bedroom having a large walk in wardrobe having hanging rails and fitted shelving.

BATHROOM/SHOWER ROOM

7' 1" x 6' 7" (2.16m x 2.01m)

A fully tiled shower-room with large walk in shower having glazed side shower screen, vanity wash basin with double cupboard under and w.c. Heated towel rail, shaver point, wall mirror, bathroom cabinet and tall storage unit. Fully tiled walls in complementary ceramics.

FINHAM COURT

This is a popular McCarthy and Stone purpose built retirement development conveniently located in the town centre. There are attractive communal gardens to the rear, a secure gated entrance plus visitors parking. There is a stylish residents lounge plus a laundry room and on site manager. The Guest Suite is also located on the same floor as number 19 which is very convenient for guest visitors.

RESIDENTS LOUNGE

There is a very stylish residents lounge on the ground floor of the building with plenty of sofas and furniture for owners and guests to enjoy. From this lounge there is easy access to the communal gardens

RESIDENTS LAUNDRY ROOM

With washing machines, tumble dryers and ironing board included. This is conveniently located on the ground floor.

COMMUNAL GARDEN

Through the gated entrance will be found visitors and residents parking plus the very attractive communal garden for owners and guests. There are well established plants and shrubs plus a seating area with outdoor garden furniture.

TENURE & SERVICE CHARGES

The property is Leasehold with a 125 year Lease from 2014. The Ground Rent is £425.00 per year, paid at £212.50 half yearly in advance. The property also has an allocated car parking space with a Ground Rent of £250.00 per year, paid at £125.00 half yearly in advance.

The Service Charges for the year from October 2024 to 2025 are £4040.87. The charges are paid monthly at £336.74.



Tenure

Leasehold

Council Tax Band

B

Viewing Arrangements

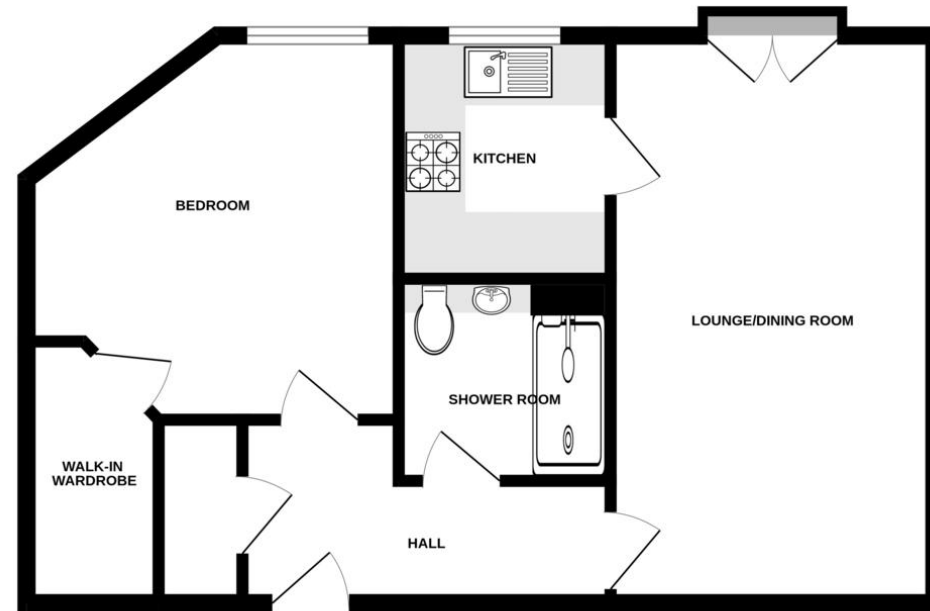
Strictly by appointment

Contact Details

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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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 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 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