



## 47 Kinmond Court Kenilworth Street, CV32 4QU

£95,000

- 3rd Floor Retirement Apartment
- Town Centre Location
- Stamp Duty Of Sole Residence: £0
- EPC Rating C





### THE PROPERTY

This third-floor retirement apartment has been newly decorated and re-carpeted and is vacant and available with early possession. Having attractive easterly views and being light and bright in a safe secure communal environment. There are communal facilities including a lift, residents lounge, guest suite, laundry, refuse room, and with a resident manager on site.

### APPROACH

The property is approached through wrought iron gates to a parking area access to the entrance with security entry, CCTV and leading to a lobby with inner door to

### RECEPTION AREA

Manager's welcome desk, attractive carpeted reception area with comfortable seating, Lift with access to upper floors together with stairs, residents lounge and other communal facilities.

### THIRD FLOOR LANDING

Attractively carpeted and access to apartment number 47 a short distance from the lift on the left-hand side and overlooking the rear.

### ENTRANCE HALL

9' 0" x 4' 0" (2.74m x 1.22m) Attractively newly carpeted, coving, smoke alarm,

### STORAGE CUPBOARD

5' 5" x 2' 9" (1.65m x 0.84m) currently fitted with a lagged cylinder with dual immersion heaters on 24-hour control with boost, burglar alarm, storage, slatted shelving.

### LOUNGE/ DINING ROOM

12' 7" x 10' 5" (3.84m x 3.18m) Dormer window to rear East aspect and attractive views over the communal gardens entrance and beyond, white Adam style mantel surround with marbled inset and hearth with convection glow effect electric fire, coving, two wall lights, TV aerial point and telephone point.

### FITTED KITCHEN

7' 0" x 7' 4" (2.13m x 2.24m) Fully tiled fitted with base and wall units with fitted drawers rounded edge work surfaces with inset four ring electric hob with illuminated cooker filter above, eyelevel single electric oven and grill, single drainer stainless steel sink unit beneath the window with views with easy action taps, appliance basis for fridge and freezer, vinyl floor covering, and heater, coving.

### DOUBLE BEDROOM

12' 6" x 8' 8" (3.81m x 2.64m) Newly carpeted, electric night storage heater, two wall lights, mirror fronted double bi-fold built-in wardrobe covered with hanging rail and shelf, dormer window to rear with easterly aspect, coving.



### **BATHROOM/SHOWER**

7' 0" x 5' 6" (2.13m x 1.68m) Fully tiled walls, panel bath with their handgrips and easy access, Mira electric shower over with shower rail and curtain, vanity unit with moulded wash hand basin with easy action taps double cupboards beneath, mirror above with their strip light over and shaver point, low-level WC, extractor fan, coving,

### **COMMUNAL FACILITIES**

Included within the maintenance charge is the on-site resident manager with alarm call, external window cleaning, cleaning of common areas, lift maintenance and servicing, external gardening and maintenance of external areas. Water rates for the apartment and communal areas. There is the guest suite for residents use subject to booking and a nightly charge.

### **RESIDENTS LOUNGE**

Attractively furnished with feature fireplace comfortable seating, dining table and chairs.

### **LAUNDRY**

Good quality washing machines and tumble dryers residents use

### **ENSUITE GUEST ROOM**

Subject to an additional nightly charge pre-booked

### **PASSENGER LIFT**

### **RECEPTION AREA**

### **COMMUNAL GARDENS**

### **MANAGEMENT CHARGES**

There is a current ground rent of £235.84 payable half yearly in March and September. There is an annual service charge of £2348.42 which is levied for communal services and resident manager services and is paid in two half yearly instalments. The property is managed by first port retirement property management services, first floor, Trinity point, new Road, Halesown, B 63 3Hy. Tel 0333 3214041.

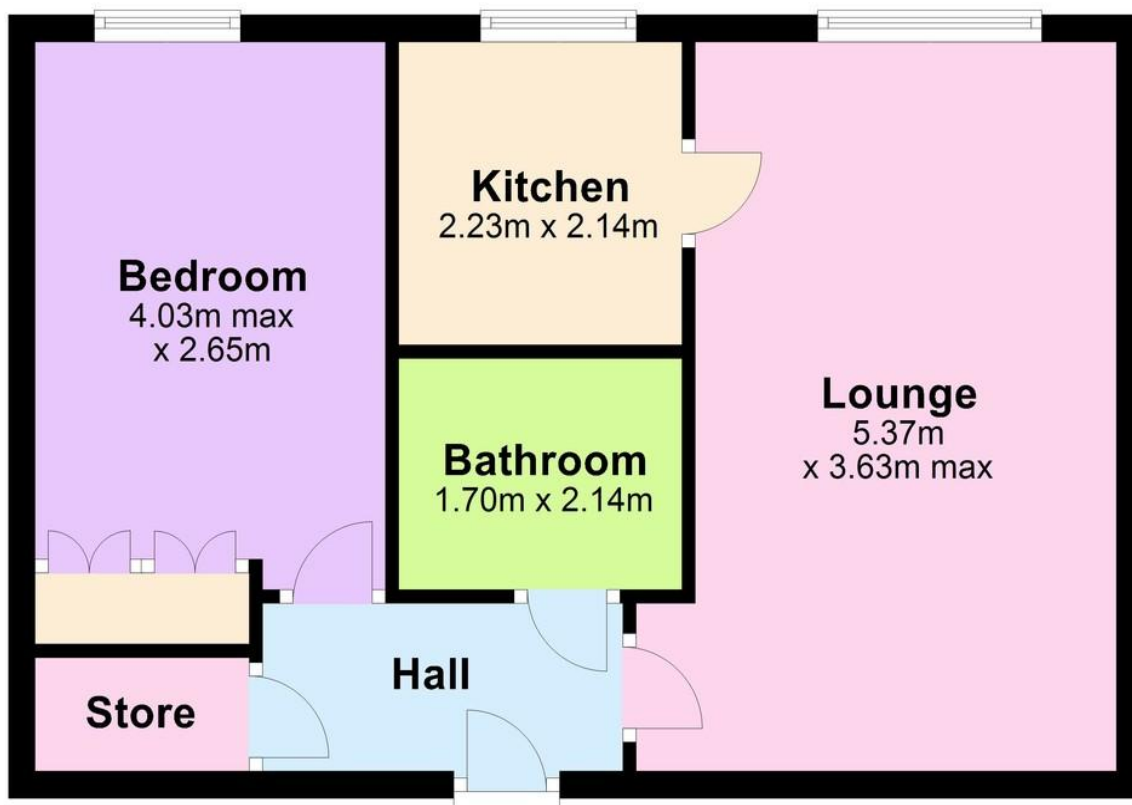
### **LEASE**

The property is held on 125 year lease from 1 August 1995 with currently one hundred and one years unexpired on the current lease.

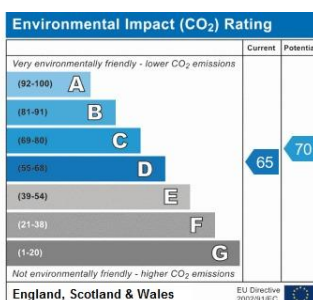
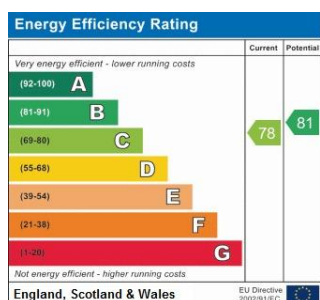


## Top Floor

Approx. 43.9 sq. metres



Total area: approx. 43.9 sq. metres



### COUNCIL TAX BAND

Tax band C

### TENURE

Leasehold

### LOCAL AUTHORITY

Warwick District Council

**OFFICE**  
19 The Square  
Kenilworth  
Warwickshire  
CV8 1EF

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Agents Note: Whilst every care has been taken to prepare these sales 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 are advised to recheck the measurements