



BOOTHROYD
& Company



Wilton Court, Southbank Road, Kenilworth, CV8 1RX

£99,000

- Ground Floor Assisted Living
- Quality Appliance Kitchen
- Bath/Wet Room
- 24 Hour Care Systems
- Town Centre Living
- Luxury One Bed Apartment
- Energy Rating B - 82
- Lounge/Dining Room
- Waitress Restaurant
- Warwick District Council Tax Band B

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A ground floor assisted living retirement apartment of considerable quality, size and security, situated in this McCarthy Stone development. The apartment has the added benefits of: a waitress service restaurant, 24 hour on-site management presence, domestic assistance, (one hour included in service charge and additional hours by arrangement), estate manager, full wheelchair accessibility, personal care packages available from on-site agency, beautifully furnished lounge with television, guest suite, function room with computer and internet access, fully equipped laundry room, lifts to all floors, attractively maintained landscaped gardens, mobility scooter store and charging point, car parking available subject to permit holders. An opportunity to provide security and high quality assisted living, while maintaining ownership and living independently within a close care environment, yet situated within the town centre and amongst owners with a qualifying age of 70 and above. The property is offered for sale with no chain and competitively priced for a quick sale.



Council Tax Band: B



Description

From the Abbey End entrance foyer with mobility scooter store leading off with electrically operated doors into entrance reception leading into attractively carpeted and decorated reception area with manager's office, two w.c.'s and communal facilities comprising: waitress service dining room, home owners' beautifully furnished lounge, function room with internet access, mobility scooter charging point, guest suite, refuse area, fully equipped laundry room, attractive furnished communal areas with further climate controlled glazed link leading into the separate apartment building.

Hallway

Spacious entrance hallway with new carpets, electric night storage radiator, oak veneered flush door leading off with chrome door furniture, large corner store cupboard with hot water tank with storage space, fitted shelving and the electric isolation unit and electric.

Lounge/Dining Room

10'5" x 14'9"

Electric night storage radiator, satellite connection point, two central ceiling light points, full height double glazed windows to two elevations, glazed door into

Kitchen

7'1" x 7'7"

Quality fitted with electric kick board fan heater, ceramic tiled flooring, range of base and wall units with work surfaces, integrated stainless steel sink unit with mono-block mixer tap, integrated under counter fridge and separate freezer, four plate ceramic hob with illuminated cooker hood above, waist height single electric oven and grill, under unit lighting, double glazed window to side, ceramic tiling to floor, ceiling light, extractor fan.

Double Bedroom

10'0" x 14'9"

With full height double glazed window overlooking communal gardens and walk way link, electric panel heater, sliding door, built-in fitted wardrobes with hanging rails and shelving, illuminated light switch.

Shower Room

With quality fittings, panelled bath, wet room style shower with level access, vanity wash hand basin with cupboard below, low level w.c., fitted mirror, shaver point, chrome heated towel rail, extractor fan, non-slip flooring, additional Dimplex electric fan heater, ceramic tiled walls, ceiling light, extractor fan.

Security

Camera entry system for use with a standard t.v. and 24 hour emergency call system, provided by a personal pendant with pull point in bathroom, intruder alarm, mains connected smoke detector.

Assisted Living

Assisted living is specifically designed for the over 70s and offers the ability to maintain an independent life with residential assistance, security and company while retaining ownership of your own home. A monthly maintenance charge of approximately £800 per month is levied on apartment 6 which covers the cost of the estate manager and the team, 24 hour emergency monitoring, cleaning of communal windows and full garden maintenance, electricity and water for communal areas and the water rates in private apartments, insurance cover for all buildings and communal areas, interior and exterior day to day repairs and technical maintenance, management fees and contingency fund, ONE HOUR OF DOMESTIC ASSISTANCE PER WEEK PER APARTMENT, provision of the on-site restaurant and waitress staff.

Scooter Store

Available for all residents with automatic entrance door with power and light connected.

Car Parking

A parking permit scheme is in operation at Wilton Court subject to availability. The permit fee is £250 per annum, payable half yearly.

Tenure

The property is Leasehold with 125 years from 1/6/2013 with 114 years remaining.

There is a monthly service charge of £851.30 for 2023-24.

Services

All mains services are connected.

Satellite / Fibre TV Availability

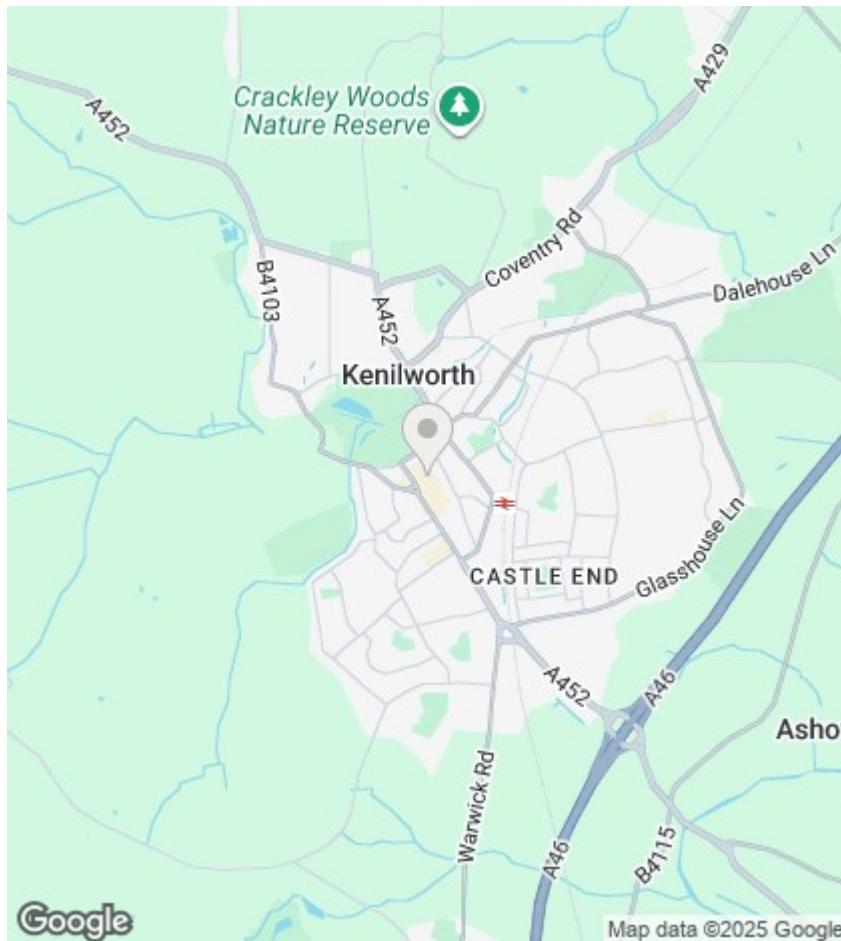
BT

Sky

Virgin

Fixtures & Fittings

All fixtures and fittings as mentioned in our sales particulars are included; all others are expressly excluded.



Viewings

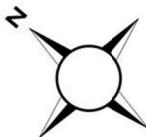
Viewings by arrangement only. Call 01926 857244 to make an appointment.

EPC Rating:

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | 82 | 82 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Ground Floor Flat

Approx. 47.8 sq. metres



Total area: approx. 47.8 sq. metres