



## 45 Wilton Court, Southbank Road, Kenilworth, CV8 1RX

Offers In The Region Of £325,000

- Penthouse Balcony Apartment
- Two Double Bedrooms
- Fitted Kitchen With Appliances
- Restaurant And Communal Facilities
- South/West Facing Aspect
- Later Living Accommodation
- Energy Rating C- 80
- Bathroom/Shower Wet Room
- Living Room With Twin Balcony
- Warwick District Council - Tax Band B



# Southbank Road, Kenilworth CV8 1RX

A third floor (top) penthouse balcony later living retirement apartment with 2 double bedrooms, bathroom/shower wet room, fitted kitchen and living room with south/west facing wrap around balcony. Resident manager and on site restaurant and communal facilities all within access to town amenities.



Council Tax Band:



## WILTON COURT

Built in 2013 by award winning builders McCarthy & Stone, Wilton Court offers Retirement Living Plus that is designed to offer residents additional security and support. Available to the over 70s the development provides all of the expected creature comforts of town centre living, 24 hour emergency call system with personal alarm pendant, visiting guest suite that is available for advanced bookings, resident lounge and laundry room. Wilton Court however also provides a range of personal care packages to suit owners' requirements, 24 hour on site staffing, one hour domestic assistance per week, buggy store, access to the conference room as well as an onsite waitress service restaurant that is open daily.

The development is located in the heart of Kenilworth with restaurants, bars and local independent traders on your doorstep. The recently opened Kenilworth train station offers ease of access to Leamington Spa and Coventry city centres.

## THE APARTMENT

Situated on the third floor you enter the apartment into a central hallway with a generous cupboard. All doors radiate off to the living room with French doors onto the wrap around south / west private balcony. The kitchen is comprehensively fitted and includes an integrated fridge, freezer, oven and induction hob. The two double bedrooms have fitted mirrored wardrobes. Finally, the four piece bathroom has a white suite that includes a wet room shower, panelled bath, vanity unit and close coupled wc. Offered with no onward chain.

## APPROACH

Security entry system to communal reception with manned reception desk, buggy store and charging point, meeting/reception room, residents' restaurant, lounge, laundry, quiet room, guest accommodation.

## LIFT ACCESS

To 3rd floor (6th on lift button) carpeted and well lit communal landings with attractive furnishings.

## LEASE

The property is held on a 125 year lease from 1st June 2013 with yearly ground rent payable at £510.00.

## MAINTENANCE CHARGE

There is a service charge paid annually amounting to £10,074.48 which equates to £839.54 per month. This includes all services within the development together with one hour of domestic help per week, water rates and all maintenance charges. Personal care can be purchased in addition at rates to be agreed in regards to requirements.

## COMMUNAL FACILITIES

### SECURE ENTRANCE

### ENTRANCE FOYER/RECEPTION

There is a security sliding door with intercom that leads into the reception foyer. There are further double sliding doors into the main reception.

### BUGGY STORE

There is a secure buggy storage facility which is accessed from the main reception foyer.

### RESIDENTS' MEETING ROOM

Accessed from the main hallway and available for bookings for residents.

### RESIDENTS' RESTAURANT

With an onsite restaurant offering waitress service of freshly prepared three course meals available to residents and their guests.

### RESIDENTS' LOUNGE

Looking onto the rear courtyard with French doors and windows. With sofas and easy chairs it is a welcoming environment for either watching the television or sitting having a coffee.

### GUEST SUITE

There is a guest suite available for residents' visitors. It has a double bedroom and ensuite facility, along with coffee making facilities. The facility can be pre booked at a typical cost of £25 per evening.

### GUEST ENSUITE

Having large easy access shower, low level WC, vanity unit.

## LAUNDRY

With a number of washing machines and tumble dryers, single drainer stainless steel sink unit, iron and ironing board.

## LIFT ACCESS

Accessed from the main reception hallway and offering access to each floor.

## COMMUNAL GARDENS

There is an attractive rear courtyard garden with mature shrubs and borders. There is a seating terrace with ample tables and chairs for residents.

## PARKING

McCarthy & Stone operate a rental scheme for parking bays. Rental is on an annual basis with the rent payable six monthly in advance. Spaces however are subject to availability.

## APARTMENT 45

Solid entry door

## HALLWAY

You step into the central hallway with ceiling light, intercom, personal alarm and all doors radiate off to:

## STORAGE CUPBOARD

With Gledhill Pulsar Coil electric water boiler providing domestic hot water, storage space, slatted shelving, fitted light, electricity meter and consumer unit.

## LIVING ROOM

15'9" x 10'6"

Plus door entry area. Dimplex electric heater with shelf over, fitted carpets and two double glazed French doors that open onto the private corner balcony with south and west aspects. A glazed door leads into the fitted kitchen.

## FITTED KITCHEN

9'6" x 6'11"

Fitted with a range of contemporary wall and base units. Complete with brushed steel furniture the base units have a roll topped countertop with an inset stainless steel sink unit with mixer tap and set beneath the double glazed window with electric opener. Tiling to splashbacks and integrated appliances that include a refrigerator, freezer, waist high fan assisted oven and an electric four ring hob set beneath an extractor canopy. There are eye level units with display cabinets a ceramic tiled floor and a kick board fan heater.

## MASTER BEDROOM

17'2" x 10'1"

Built-in mirror fronted sliding double door wardrobe with hanging and fitted shelf, westerly facing window, TV aerial point, telephone point, electric panel radiator and a fitted carpet.

## DOUBLE BEDROOM TWO

13'9" x 9'4"

This room could be used as a south facing sitting room and bedroom. Built-in mirror fronted sliding triple door wardrobe with hanging and fitted shelf, two full height south facing windows, TV aerial point, telephone point, electric panel radiator and a fitted carpet.

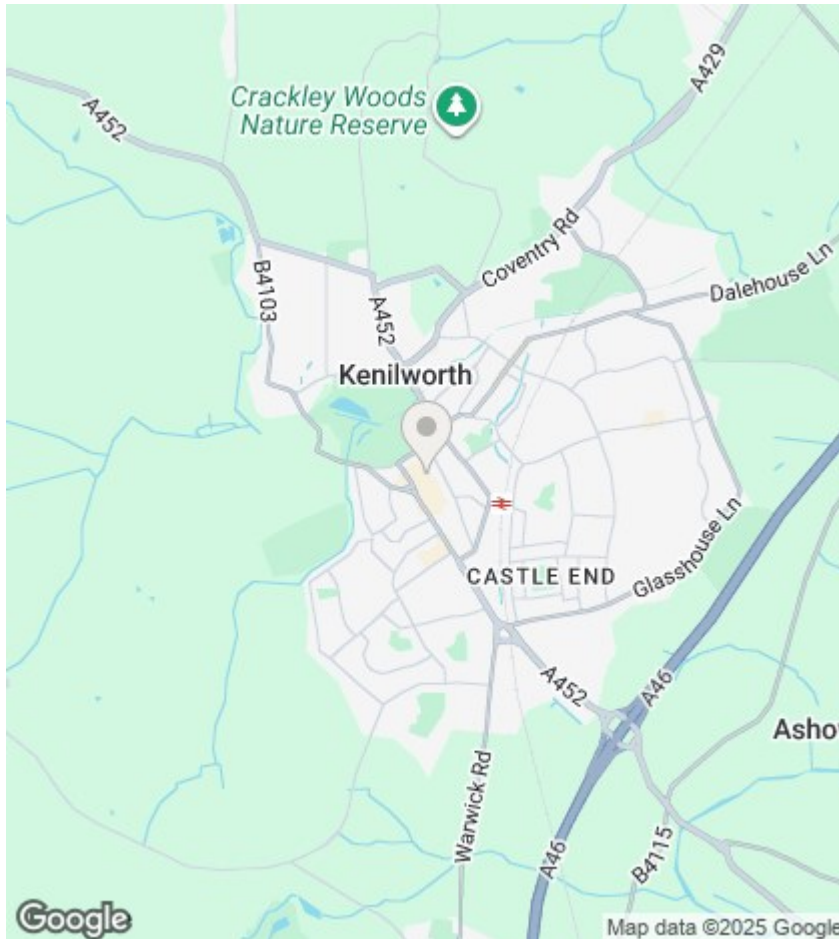
## BATHROOM/WET ROOM

6'8" x 9'4"

Fitted with an attractive white suite that comprises a panelled bath containing a fitted Aqua Lift, mixer taps and grab rail, vanity wash hand basin with cupboards beneath, mirror and shaver point. Close coupled wc and a wet room, thermostatic shower with riser with support handles and shower rail and curtains. Bonded flooring and complementary ceramic tiling to full height. Wall mounted Dimplex heater set above the heated towel rail. Wall mirror, toilet roll holder, towel rail and twin glazed wall shelves.

## FIXTURES AND FITTINGS

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



## Directions

## Viewings

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

## EPC Rating:

C

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

