



20 Kinmond Court

Leamington Spa **CV32 4QU**

Guide Price £77,500

20 Kinmond Court

Kenilworth Street

This first floor retirement apartment for the over 60's is situated within the highly regarded Kinmond Court which is conveniently positioned within the town centre giving easy access to all amenities. The apartment overlooks the charming communal gardens to the rear and has the immense benefit of being sold with no onward chain. Incorporating double glazed windows and electric storage heating, the flat is presented in a good order. Having a good sized reception leading to the kitchen, a good sized double bedroom and bathroom. Kinmond Court offer great communal facilities. These include a communal lounge, laundry facility, communal gardens and parking. This is an ideal retirement flat to down-size to, being situated within the most convenient of locations.

LOCATION

Kinmond Court is positioned on Kenilworth Street, being just a short walk from all town centre amenities including local shops and independent retailers, artisan coffee shops, restaurants, parks and a nearby doctors' surgery. There are good local road links available out of the town to neighbouring centres and major routes with Leamington Spa railway station providing regular rail links to numerous destinations including London and Birmingham.

ON THE GROUND FLOOR

Communal Entrance Hallway

Being protected by a telephone entry system and from which both stairs and lift ascend to upper floors. There are also communal areas, laundry room and visitor accommodation on offer.

ON THE FIRST FLOOR

Reception Hallway

2.36m x 2.09m (7'8" x 6'10")
A welcoming entrance servicing access to all rooms within the apartment with central light point, emergency pull cord, coving to the

ceiling, large storage / airing cupboard housing the immersion heater and shelving and doors to:-

Storage Cupboard / Airing Cupboard

A large storage cupboard offers a great space for lots of storage which houses the water tank.

Living / Dining Room

5.41m x 3.25m (17'8" x 10'7")
A good sized reception room in good decorative order, double glazed windows overlooking the rear gardens and door leading to :-

Kitchen

2.34m x 1.90m (7'8" x 6'2")
With a range of wall and base units with integrated oven, hob and extractor. There are spaces beneath the counter work tops for a fridge and freezer and there are lovely views over the communal gardens to the rear.

Bedroom

3.55m x 2.80m (11'7" x 9'2")
A good sized double bedroom with a range of mirrored fitted wardrobes, tv point and is in nice decorative order. It has some lovely views across the communal garden to the rear.

Bathroom

1.69m x 2.11m (5'6" x 6'11")
With fully tiled walls this bathroom overs a bath with shower over, vanity unit with wash hand basin and low level flush wc.

OUTSIDE

Communal Gardens

The communal gardens are located to the rear of the property and consist of a lovely expanse of well maintained lawns, mature shrub borders all shaded by mature trees with seating and benches on offer.

Communal Parking

There are car parking spaces to the rear of the property that are non allocated however available for both residents and visitors.

Tenure

The property is being advertised with a lease of 125 years commencing on 1st August 1995. Therefore there are 97 years remaining.

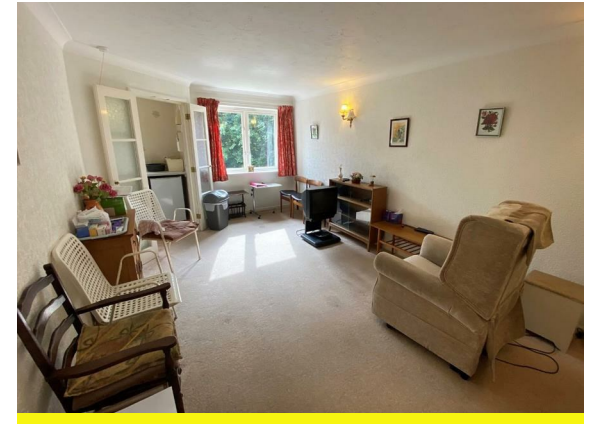
Maintenance / Service Charges

We are advised that maintenance charges are payable to First Port

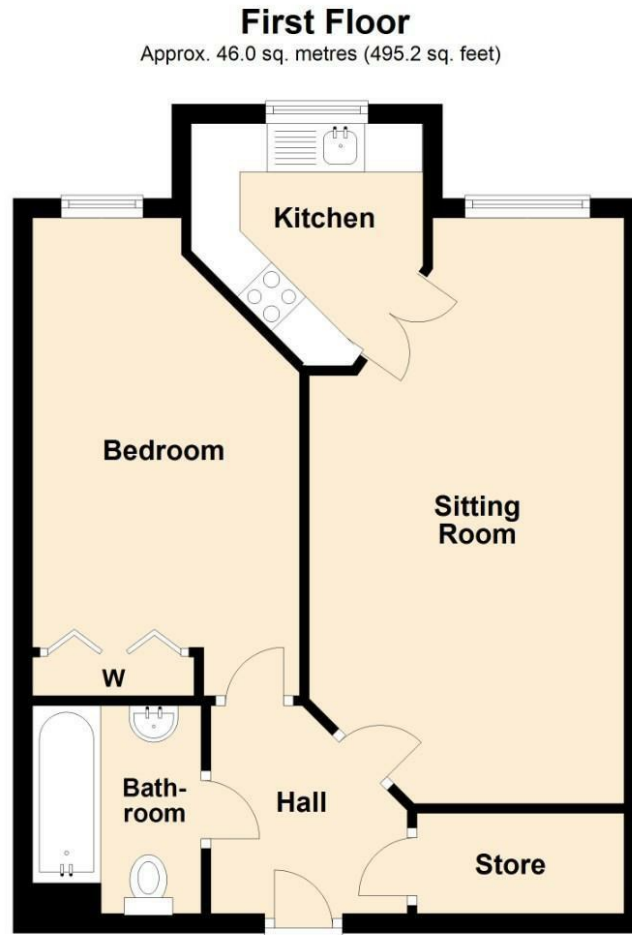
Features

- Retirement Apartment
- Good Condition Throughout
- First Floor with Views over Gardens
- In House Warden
- Sizeable Reception Room
- Double Bedroom
- No Onward Chain
- Town Centre Location
- Communal Gardens & Parking
- Communal Lounges





Floorplan



General Information

Tenure

Leasehold

Fixtures & Fittings

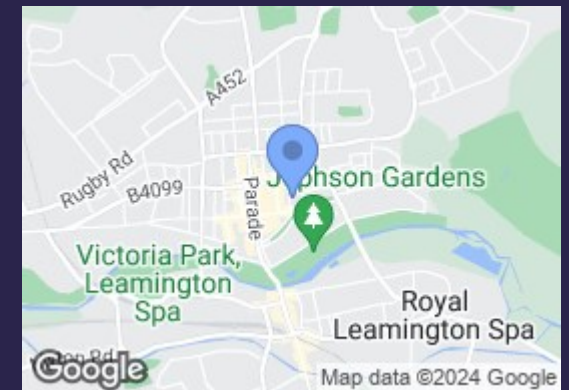
Specifically excluded unless mentioned in these sales particulars.

Services

We understand that all mains services are connected to the property with exception of gas. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

Council Tax

Band B - Warwick District Council



Contact us

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Visit us

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	85
(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	