4.5 Kinmond Court, Kenilworth Street

Leamington Spa CV32 4QU

Guide Price £95,000

45 Kinmond Court, Kenilworth Street

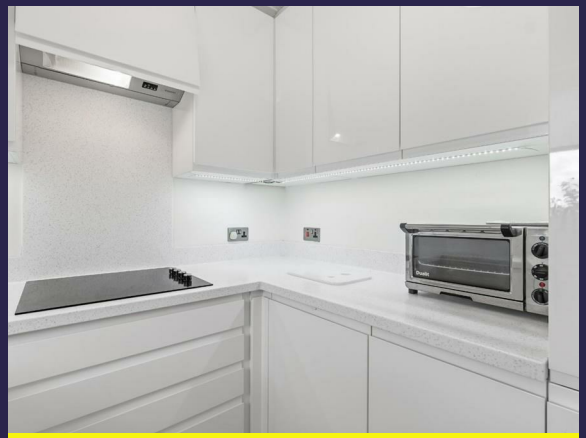
This second floor town centre retirement apartment is ideal for someone looking for a retirement home. The property is well presented being light and bright in a safe, secure, communal environment. There are communal facilities including a lift, residents' lounge, guest suite, laundry, refuse room and a resident manager on site.

The property in brief comprises of an entrance hallway, lounge / diner, kitchen, bedroom and a shower room.

Call us today for more information or to book in an internal viewing.

Features

- Second Floor Apartment
- Over 55 Years Of Age
- Resident On-Site Manager
- Communal Facilities
- Immaculate - No Chain
- Town Centre Location
- Lift Access To The Second Floor
- No Onward Chain



LOCATION

Being positioned in a tucked-away location on Kenilworth Street, Kinmond Court is very central to all town centre amenities including local shops and independent retailers, artisan coffee shops, restaurants, parks and a nearby doctors' surgery. There are excellent local road links available including those to neighbouring towns and centres, whilst Leamington Spa railway station provides regular rail links to numerous destinations including London and Birmingham.

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

A 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.

FRONT DOOR

Front door into hall with doors leading off to adjacent rooms.

LOUNGE / DINER

5.36m x 2.70m (17'7" x 8'10")
Having space for lounge / dining room furniture, radiator and a double glazed window to the rear elevation.

KITCHEN

2.22m x 2.14m (7'3" x 7'0")
Having fitted cupboards, drawers and matching wall units, work surfaces, integrated four ring electric hob, a built-in fridge and freezer and a double glazed window to the rear elevation.

MASTER BEDROOM

4.39m x 2.67m (14'4" x 8'9")
Having a built-in wardrobe, radiator, double glazed window to the rear elevation and space for bedroom furniture.

SHOWER ROOM

2.14m x 1.70m (7'0" x 5'6")
The shower room is part tiled, has a walk-in shower, low level WC and a sink unit with storage below.

COMMUNAL FACILITIES

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

LAUNDRY

Good quality machines for automatic washing and tumble drying.

COMMUNAL GARDENS

Well maintained lawned gardens with seating area and attractive planting. The gardens are communally maintained as part of the management charge.

PARKING

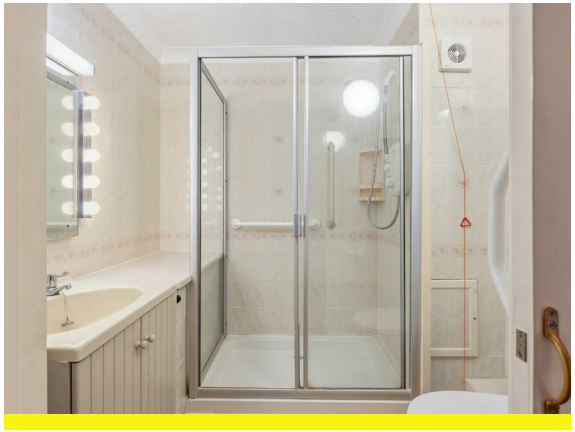
Secure wrought iron gates lead to parking bays for residents.

LEASE INFORMATION

The property is held on a 125 year lease from 1 August 1995 with currently 94 years unexpired on the current lease. The service charge is £266.88 per month which is paid every 6 months and the ground rent is £300 per annum. We have not seen any evidence of this so this will need to be checked via the buyers solicitors once a sale is progressing.

DIRECTIONS

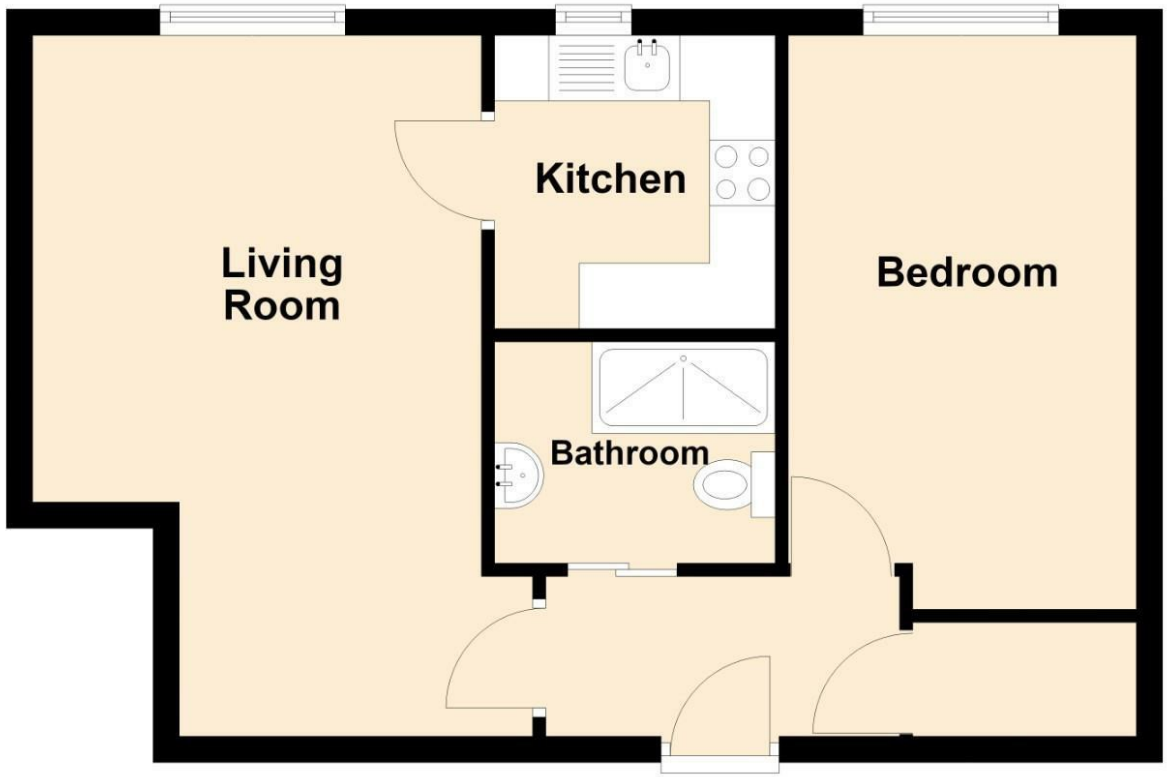
Postcode for sat-nav - CV32 4QU
what3words - crust.august.dined



Floorplan

Ground Floor

Approx. 43.1 sq. metres



Total area: approx. 43.1 sq. metres

General Information

Tenure

Leasehold

Fixtures & Fittings

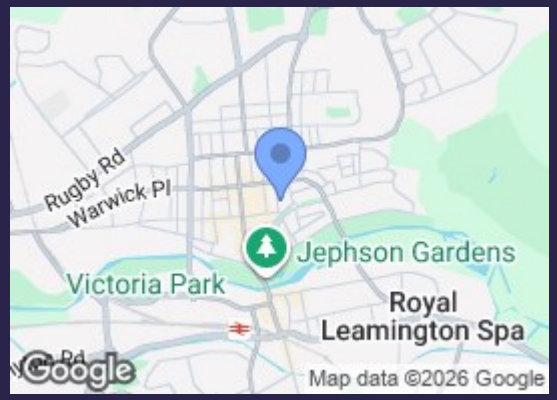
Specifically excluded unless mentioned in these sales particulars.

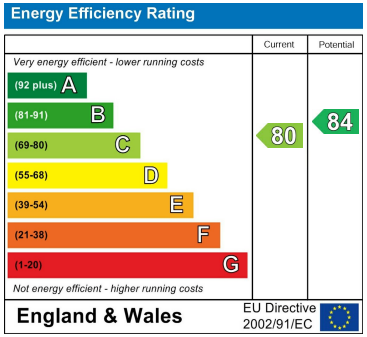
Services

We understand that mains water, electricity and drainage are connected to the property. 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 C - Warwick District Council





Contact us

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