



26 Kinmond Court
Leamington Spa **CV32 4QU**
Guide Price £80,000

26 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 front aspect 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 good order. Having a good sized reception leading to the kitchen, a good sized double bedroom with fitted storage 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.

Communal Entrance Hallway

Being protected by a telephone entry system and from which both stairs and lift ascend to upper floors.

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

6.95m x 3.25m (22'9" x 10'7")
A good sized reception room in good decorative order, double glazed windows overlooking the front aspect and door leading to :-

Kitchen

2.34m x 2.19m (7'8" x 7'2")
With a range of wall and base units with integrated oven, hob and extractor. There are also beneath the counter fridge and freezer and views over the front aspect.

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 of the town to the front.

Bathroom

1.69m x 2.11m (5'6" x 6'11")
With vinyl flooring and fully tiled walls this bathroom overs a large shower

with glazed door, vanity unit with wash hand basin and low level flush wc.

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 not 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 amounting to approximately £1,277.95 paid half yearly to include water rates and use of the communal laundry facilities within Kinmond Court. There is also an Estate Charge of £235.85 paid half yearly. At the time of printing these

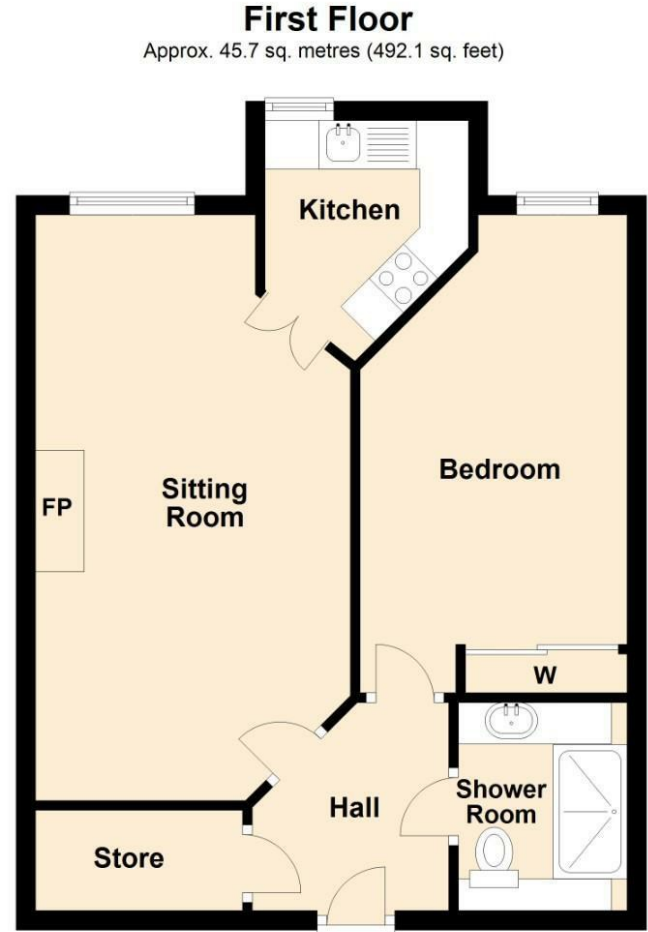
Features

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





Floorplan



Total area: approx. 45.7 sq. metres (492.1 sq. feet)

General Information

Tenure
Leasehold

Fixtures & Fittings

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.

Specifically excluded unless mentioned in these sales particulars.

Council Tax

Band B - Warwick District Council



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	86
(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	

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