



40 Kinmond Court
Leamington Spa CV32 4QU
Guide Price £104,500

40 Kinmond Court

Kenilworth Street

Offered for sale with no onward chain is this attractive one bedroom second floor retirement apartment with lift access.

The property offers a central location and is ideally placed for easy access to all that Leamington Spa Town Centre has to offer with its vast array of local shops, restaurants and amenities including Jephson Gardens. The property also sits within easy reach of a number of local bus routes.

We feel the apartment has a warm and inviting living accommodation which in brief comprises; entrance hall, spacious lounge/diner, fitted kitchen, master bedroom and a fitted bathroom.

Additional benefits include communal gardens and communal reception rooms where residents can socialise, they also host many events for residents such as game nights.

Viewings are highly recommended to appreciate all this property has to offer.

LOCATION

Kinmond Court is a purpose built retirement complex for over 55s. It is positioned in the heart of Leamington Town Centre with shops, cafes, restaurants and bars on your doorstep. It is close to the local parks including Jephson Gardens, Pump Room Gardens and Victoria Park, so it is ideal for lovely walks by the river.

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.

COMMUNAL LOUNGE

With ample seating space for residents and visitors. There is a lift to all floors.

LIFT

On the ground floor accessible from near the manager's desk leading to all floors.

ENTRANCE HALL

A spacious entrance hall way which has doors to adjacent rooms and a large storage cupboard.

LOUNGE / DINER

6.87m x 3.26m (22'6" x 10'8")
A light and airy lounge / diner which in brief has a double glazed window to the front elevation, electric radiator, electric feature fireplace, space for lounge furniture and a door leading to the:-

KITCHEN

2.33m x 2.19m (7'7" x 7'2")

Having a double glazed window, cupboards, drawers and matching wall units, work surfaces, integrated four plate electric hob with illuminated cooker hood above, oven and a integrated fridge and freezer.

BEDROOM ONE

4.12m x 2.81m (13'6" x 9'2")

A great sized bedroom which has space for bedroom furniture, a built-in wardrobe, electric radiator and a double glazed window.

SHOWER ROOM

2.07m x 1.69m (6'9" x 5'6")

Having a low level W/C, sink unit, shower cubicle, part tiled walls, tiled flooring and a heated towel rail.

COMMUNAL LAUNDRY ROOM

Good quality machines for

Features

Over 55 Years Of Age Retirement Apartment

Secure Parking and Gardens

Resident On-Site Manager

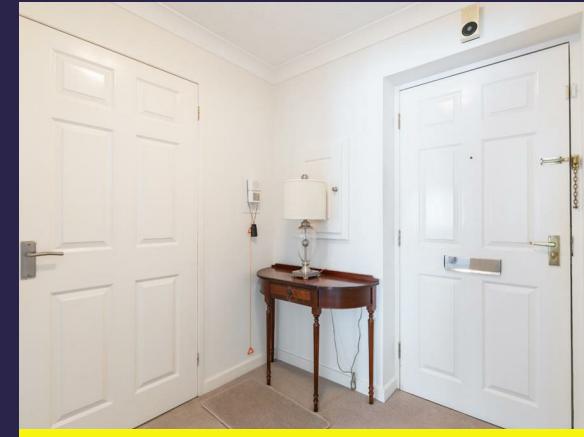
Communal Facilities

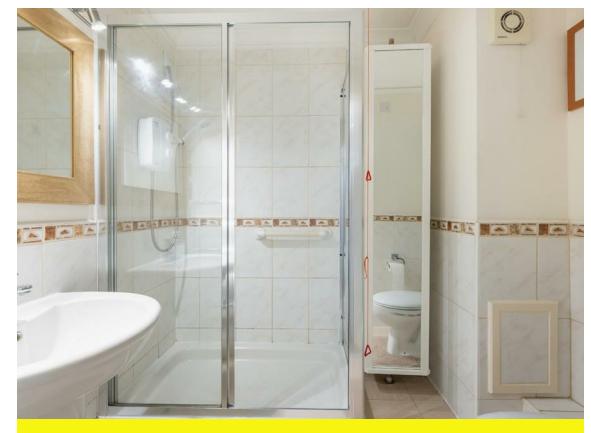
No Chain

Town Centre Location

Second Floor With Lift Access

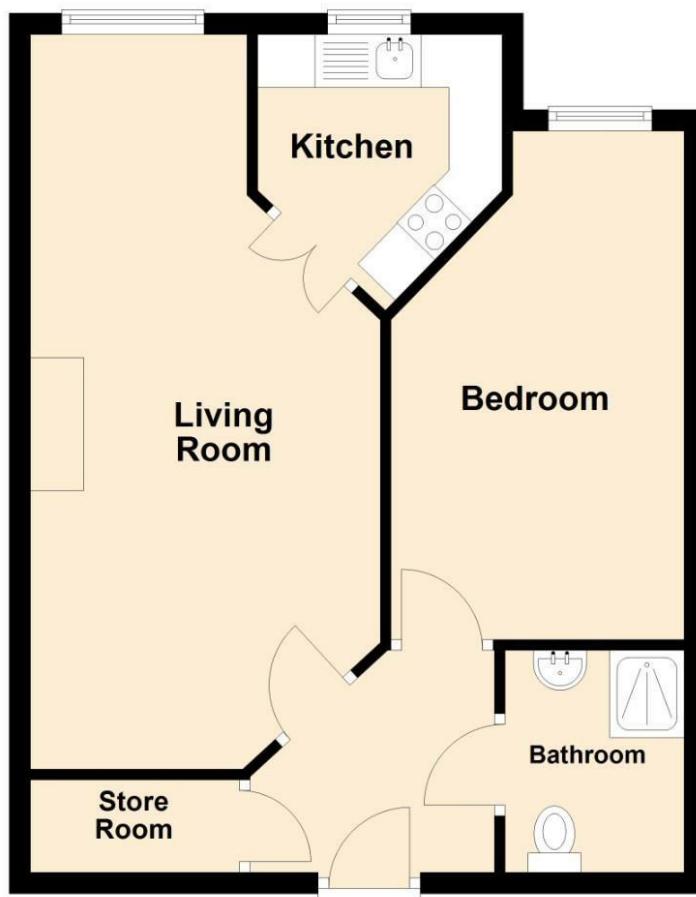
Spacious One Bedroom Apartment





Floorplan

Ground Floor



General Information

Tenure
Leasehold

Fixtures &
Fittings

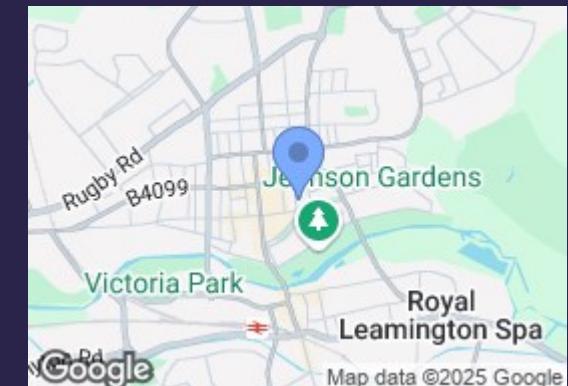
Services

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.

Specifically excluded unless mentioned in these sales particulars.

Council Tax

Band C - Warwick District Council



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	85	85
(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	

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