



16 Oaklands Court

212 Warwick Road, CV8 1FD

£145,000

- Ground Floor Retirement Apartment
- Close To Development Entrance
- Hall With Storage
- Spacious Living/Dining Room





THE PROPERTY

A good quality, two bedroom ground floor retirement apartment for the over 55s, located in the heart of Kenilworth town centre, with access to all the facilities and amenities, being on a bus route and close to the surrounding road infrastructure. This is a well managed and presented development with beautifully kept communal gardens. This particular apartment benefits from being close to the development entrance and communal facilities, is contemporary in style, extremely well maintained and presented. The accommodation benefits from: reception hallway, storage cupboard and airing cupboard, good size L shaped open plan living/dining room, larger than average kitchen off, two bedrooms, master with built-in wardrobes, re-fitted bathroom with "P" shaped shower bath. Viewing is recommended.

ENTRANCE

Approached over a communal entrance with secure intercom, on site warden/manager, stairs and lift rising to second floor apartments, panelled front door into the

HALLWAY

With smoke alarm, coving, central ceiling light, door to airing cupboard with new cylinder, further useful built-in cupboard with hanging rail and shelf above, electricity meter.

LIVING/DINING ROOM

Coving, 2 double glazed windows with delightful views overlooking the communal gardens, t.v. aerial point, range of double power points, lights, telephone point, space for dining table.

KITCHEN

In excellent condition, being fitted with a range of matching base and wall units, roll top work surfaces, single drainer stainless steel sink unit with central chrome mixer tap, ceramic tiling to splash backs, extractor fan, integral oven with 4 ring electric hob, space for fridge freezer.

BEDROOM 1

Wall heater, t.v. aerial point, two double glazed windows, two wall light points, with a range of built-in double wardrobes.

BEDROOM 2/DINING ROOM

Double glazed window, coving, wall light point, range of power points, two fitted shelves, wall mounted electric convection heater, double built in cupboard with hanging rail and shelf.

REFITTED BATHROOM

Professionally designed and re-fitted to maximise space, easy to use and maintain, with a three piece white suite, including feature "P" shaped bath with fully retractable glazed shower screen that fully folds back to wall, central mixer tap, chrome central mixers, Mira electric shower over bath, built in vanity unit with wash hand basin, wall mounted mirror vanity cabinet, wall hung concealed low

level w.c. with touch button quiet flush, wall mounted mirror with concealed lighting, tiles to walls and floor, coving, range of recessed ceiling down lights, extractor fan, wall mounted chrome towel rail.

OUTSIDE

The property is surrounded by well kept communal gardens with a lovely variety of shrubs and mature trees with pathways surrounding the development. There is ample off road parking for residents.

FACILITIES

Oaklands Court is a development for the over 55s. The complex benefits from an on-site manager, has a communal conservatory/day room with kitchen off, a laundry room, guest suites to all floors, well kept communal gardens with a pathway surrounding the development, ample off road parking for both residents and visitors alike.

TENURE

The property is leasehold with a 99 year lease from 1st June 1989, with 70 years remaining. The managing agents are: First Port Ltd. Telephone number: 0845 071 1141. There is a ground rent of approximately £200 per annum. The annual service charge is approximately £3,000 per annum which covers an on-site manager, buildings insurance and 24 hour alarm system with the use of communal facilities.

FIXTURES AND FITTINGS

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

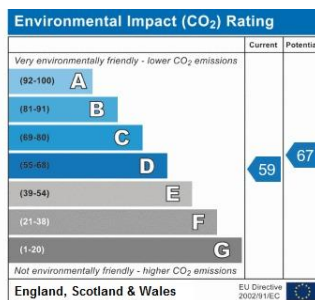
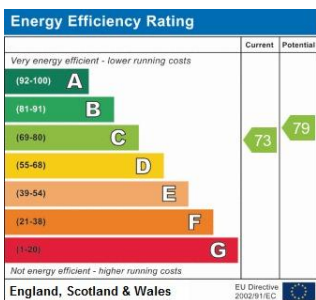


Ground Floor

Approx. 51.5 sq. metres



Total area: approx. 51.5 sq. metres



COUNCIL TAX BAND

Tax band B

TENURE

Leasehold

LOCAL AUTHORITY

Warwick District Council

OFFICE
19 The Square
Kenilworth
Warwickshire
CV8 1EF

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements