



## Ashdene Gardens, Kenilworth

Offers In The Region Of £110,000

- Retirement Apartment
- Night Storage Heating
- Resident Manager
- Double Glazing
- One Double Bedroom
- Available To Over 55's
- EPC Rating B - 84
- Fitted Kitchen With Appliances
- Communal Lounge
- Warwick District Council - Tax Band B

# Ashdene Gardens, Kenilworth CV8 2TS

A well positioned, one bedroom, retirement apartment, with a qualifying age of 55 years and above, with excellent views across the front of the complex. This self-contained apartment benefits from electric storage heating and PVCu double glazing. The accommodation offers: reception hallway, living/dining room, fitted kitchen with appliances included, double bedroom with built-in wardrobe, shower room with large walk-in shower cubicle, well kept communal gardens, life line and warden facilities.



Council Tax Band: B



## ENTRANCE

Approached through a secure entrance into communal hallway, on site wardens office, stairwell and lift rising to first floor, door leading into the apartment.

## RECEPTION HALLWAY

12'2" x 3'0"

Coving, central ceiling light, smoke alarm, warden/life line cord, useful built-in storage/airing cupboard, cold water tank with lagged copper cylinder with range of fitted slatted shelving, housing the electric isolation unit, panelled door through to the

## SITTING ROOM

17'9" x 10'5"

Lovely views across the front elevation, two ceiling lights, coving, warden control cord, t.v. aerial and telephone points, wall mounted electric storage convection heater, wooden carved fireplace surround with matching mantel, marble composition inset and hearth, walk-in bay window, feature archway through to the

## FITTED KITCHEN

8'2" x 7'5"

Fitted with a range of matching light oak fronted base and wall units, rounded edge work surfaces, single drainer stainless steel sink unit, four ring Creda electric hob with single electric fan assisted oven and grill, washing machine, illuminated extractor hood, ceramic tiling to splash back areas, under pelmet lighting, central ceiling strip light, coving, vinyl floor covering, space for large upright fridge/freezer, space for small table.

## BEDROOM

14'1" x 8'8"

PVCu double glazed window with views across to the front of the development, coving, central ceiling light, wall mounted electric storage heater, shelf above, built-in mirror fronted double wardrobes with hanging rail and shelf above.

## SHOWER ROOM

7'5" x 5'10"

Fitted with a three piece champagne coloured suite, low level w.c., pedestal wash hand basin, large walk-in shower cubicle with electric Triton shower, grab handles, spacious cubicle with sliding shower screen,

ceramic tiling to full height to all walls, extractor fan, electric wall mounted towel rail/radiator, mirror, shaver point, Dimplex convection heater, non-slip vinyl floor covering, coving, central ceiling light.

## COMMUNAL FACILITIES

The apartment are available for sale to those over 55. There is an on-site resident warden, communal meeting/living room with kitchen off, guest suites available on all floors, hairdresser, quiet room, communal gardens, parking for residents and visitors.

## LEASEHOLD INFORMATION

The property is held on a 125-year lease from 1st April 1989 with approximately 95 years remaining. The half yearly ground rent is £200 approx payable to Estates and Management Ltd. The current annual service charge is £2,755 approx payable to First Port Retirement Property Services, which covers the resident manager, 24-hour security system, water rates, external window cleaning, communal areas, cleaning, and gardening. Annual buildings insurance is also included in the service charge.

## FIXTURES & FITTINGS

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





## Viewings

Viewings by arrangement only. Call 01926 857244 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

