



Ashdene Gardens, Kenilworth

Offers In The Region Of £172,000

- Two bedroom Second Floor retirement Apartment
- Refitted Kitchen & Bathroom
- Double Bedroom with Wardrobes
- On Site Manager
- Double Glazing Throughout
- Qualifying Age 55+
- Energy Rating C - 71
- Bedroom 2 /Dining Room
- Communal Facilitated With Day Room/Laundry & Hairdressers
- Warwick District Council Tax Band B

Ashdene Gardens, Kenilworth

Ashdene Gardens, Kenilworth, a second-floor, two-bedroom retirement apartment, offering a blend of comfort and convenience. The property is situated just off Whitemoor Road, keeping it close to local amenities. Upon entering the refurbished apartment, you are faced with two well-proportioned bedrooms, one acting as the main bedroom and another, a multi-functional Bedroom/ Dining room or Office. The living space combines a Kitchen and a Lounge Living area. The property also features a spacious shower room just off the entrance hall.



Council Tax Band: B



Entrance

Approached over a communal secure entrance with the resident manager's office, stairs and a lift rising to the first floor leading to apartment No.65.

Reception Hall

With coving, a fire alarm and heated via a wall-mounted Creda electric storage heater. The wall-mounted intercom system for front door entry, built-in storage cupboard with hanging rail and shelving, housing the electricity isolation unit, panelled door through to the

Living/Dining Room

16'4" x 10'0"

Two ceiling lights, coving, double glazed windows, marble composition fireplace with inset and hearth, white wooden mantel, range of double power points, t.v. aerial point, electric storage heater with cover.

Kitchen

7'9" x 10'0"

Refitted with a range of matching Wicks, cream shaker style base and wall units with wood block effect rounded edge work surfaces with single drainer white ceramic sink with chrome mixer tap, Zanuzzi under counter fan assisted oven and grill, four ring halogen hob with concealed illuminated extractor hood over, integrated fridge and freezer, ceiling downlighters, coving, vinyl flooring.

Double Bedroom

13'7" x 8'8"

Useful built-in bedroom furniture comprising: built-in double wardrobe with sliding mirror door fronts with hanging rails and shelf above, matching draws and bedside tables with power points, t.v. aerial point. A window to the rear with views across the rear, an electric night storage heater, and four wall lights.

Bedroom /Dining Room

9'8" x 6'4"

Window to rear with downlighters, wall lights, coving and wall-mounted electric convection heater.

Shower Room

Three-piece champagne-coloured suite with a low-level W.C., a pedestal wash hand basin, a large walk-in shower enclosure with grab rails and a fitted seat, a Triton electric shower, ceramic tiling on the walls and floor, ceiling downlighters, a built-in airing cupboard

with a lagged copper cylinder, an immersion heater, a cold water tank with slatted shelving, and a heated chrome towel rail.

Tenure

The property is held on an 88-year lease with the Management Agent First Port. The Service Charge is £292 approx per month, which covers the resident manager, 24-hour security system, water rates, external window cleaning, communal area cleaning and gardening. Communal facilities include two guest suites, a launderette, a lounge and hair dressing salon, a hobby room and a quiet area. The ground rent is £122.83 twice yearly.

Services

All mains services are connected;
Mobile coverage

EE
Vodafone
Three
O2
Broadband

Basic
17 Mbps
Ultrafast
1000 Mbps
Satellite / Fibre TV Availability

BT
Sky
Virgin

Communal Facilities

The apartment benefits from an on-site warden, a day room with a kitchen, laundry facilities, guest suites and on site hair salon. The development offers well kept communal gardens and ample off road car parking.

Fixtures & Fittings

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



Viewings

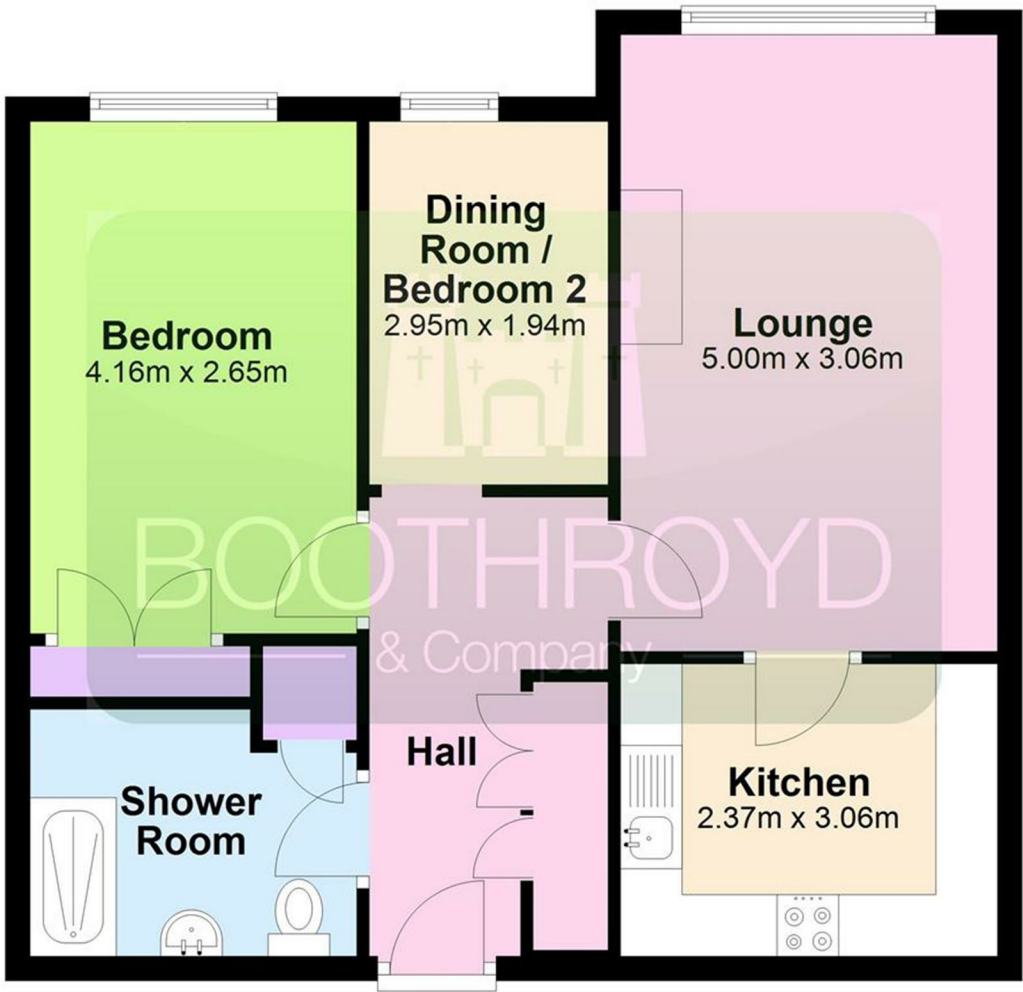
Viewings by arrangement only. Call 01926 857244 to make an appointment.

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	79
(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	

Top Floor Flat

Approx. 55.3 sq. metres



Total area: approx. 55.3 sq. metres