







Oaklands Court, Warwick Road, Kenilworth

Asking Price £90,000

- Two Bedroom Retirement Apartment
- Communal Conservatory, Guest Suite & Laundry
- Modern Shower Room
- EPC Rating - C
- Electric Heating & Double Glazing
- On Site Manager
- Fitted Kitchen With Appliances
- Double Bedroom With Fitted Wardrobes
- Communal Gardens & Parking
- No Onward Chain

19 The Square, Kenilworth, Warwickshire, CV8 1EF
01926 857244
sales@boothroyd.co.uk
www.boothroyd.co.uk

Warwick Road, Kenilworth, CV8 1FD

A well-presented first-floor (with lift) retirement property offering security and companionship in an attractive development with a delightful outlook over communal gardens and situated within walking distance of the town centre with its full range of facilities and amenities. The communal facilities available to residents include a fully double-glazed communal conservatory with kitchen area, laundry, resident manager, intercom, and guest suite. The property comprises a living/dining room, a fitted kitchen, a shower room, and two bedrooms. The residential qualifying age is 55 years and over. The property is offered for sale with no onward chain.

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Council Tax Band: C







Accommodation
The property comprises security entrance system with front door, communal porch, reception hallway with communal cloakroom, resident manager's office and communal conservatory with kitchen area, laundry facility, guest suite. The individual flat has a hall, large light living room, fitted kitchen, two bedrooms, one with fitted wardrobes, a shower room comprising of a white suite, electric heating and communal gardens.

Communal Entrance
With intercom security system linked to the flat with automatic door release, carpeted communal hallway with fire doors, resident manager's office, communal double glazed conservatory, laundry and guest suite leading to a private front door with door bell, letter box and spy hole into the

Reception Hall
With central ceiling light point, coving, electric heater, residents pull cord, intercom system and door to a large airing cupboard with Ariston immersion tank and range of fitted shelving and door to

Lounge/Dining Room
With an exceptionally light feeling, double glazed window with view over communal gardens, residents pull cord, electric storage heater, coving, t.v. point, range of power points.

Kitchen
Fitted with a range of matching base and wall units with rounded edge marble effect work surfaces, single bowl stainless steel sink with mixer tap, Creda electric oven with grill and four ring electric hob, large upright fridge/freezer, extractor hood above, tiling to splash backs, wall strip light, double glazed window overlooking the attractive communal gardens.

Shower Room
With a three-piece white suite with low-level w.c, pedestal wash hand basin with central mixer tap, walk-in shower cubicle with electric shower, illuminated vanity mirror, extractor fan, tiles to walls and floor, heated electric towel rail.

Bedroom One
With double-glazed windows overlooking communal gardens, an electric storage heater, residents pull cord, t.v. point, fitted double wardrobes with hanging rail and shelving.

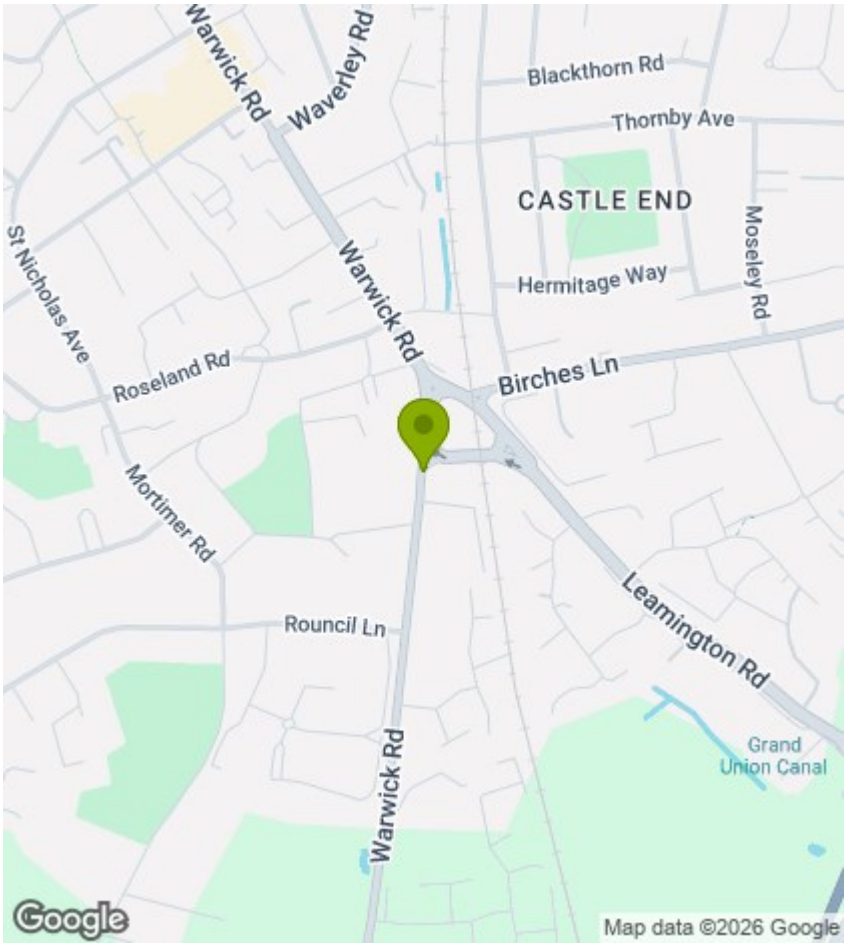
Bedroom Two
With double glazed window to side, electric night storage heater, coving, wall light.

Outside
To the front of the property there is a garden with pond and water feature, lawns, flower beds and borders with the front elevation of the property facing south, communal parking, bin store and surrounding communal gardens. There is a rear drying area with washing lines and residents all enjoy the useful shared communal facilities.

Tenure
The property has 63 years remaining on the lease with an annual service charge of £3928.23 and a ground rent of £287.48 per annum.

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

Virtual Staging
Please note that this property has been virtually staged.

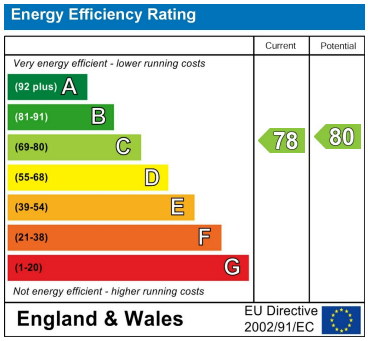


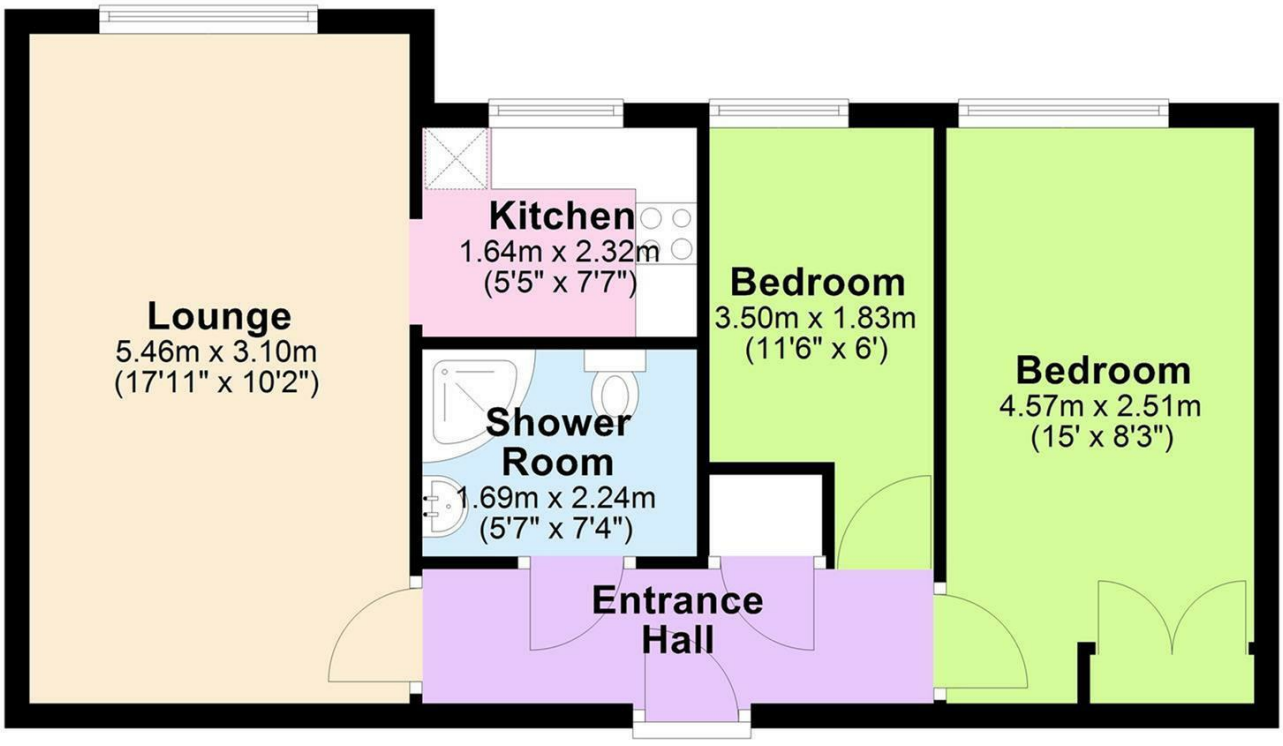
Viewings

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

EPC Rating:

C





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