



## Ashdene Gardens, Kenilworth

Offers In The Region Of £146,000

- Two Bedroom First Floor Retirement Apartment
- No Onward Chain
- Living/Dining Room
- Luxury Refitted Shower Room
- On Site Manger & communal Lounge
- Views Towards The Front Of The Development
- Energy Rating C - 79
- Fitted Kitchen
- Two Bedrooms
- Warwick District Council Tax Band C

# Ashdene Gardens, Kenilworth

A most attractive, spacious, two bedroom, first floor retirement property. The apartment offers full double glazing, electric night storage heating and is offered for sale with no chain and vacant possession. The accommodation comprises: communal entrance hallway, good size reception hallway with useful storage cupboard, living/dining feature fireplace and views into the front of the development, fitted kitchen with integrated oven and hob, double bedroom with fitted wardrobes, further second bedroom/dining room, re-fitted three piece shower room with excellent walk-in shower cubicle. Viewing is recommended.



Council Tax Band: C





### Entrance

Approached through a secure communal entrance to a first floor apartment.

### Hall

Leading off the communal entrance hallway. Coving, two ceiling lights, smoke alarm, useful built-in storage cupboard with range of fitted shelving and hanging rail, housing the electric isolation unit. Wall mounted Creda storage heater, front door intercom, doors leading off.

### Lounge

15'0" x 10'0"

Feature living flame effect coal electric fire with decorative marble inset composition and hearth, white wooden mantel and surround, t.v. aerial and telephone points, wall mounted Creda storage heater, double glazed window overlooking the front emergency cord, coving, two ceiling lights, square arch opening to the

### Kitchen

7'10" x 10'0"

Fitted with a range of matching light oak effect base and wall units, rounded edge work surfaces, integrated Bosch single electric fan assisted oven and four ring Hotpoint electric hob with illuminated extractor hood over, stainless steel sink with drainer, under pelmet lighting, coving, space and plumbing for automatic washing machine, space for upright fridge/freezer, vinyl floor covering, ceramic tiling to splash back areas, central ceiling strip light, emergency cord.

### Bedroom One

15'1" x 8'8"

Double glazed window to the front of the development, coving, central ceiling light, emergency cord, mirror fronted built-in double wardrobe with hanging rail and shelving, wall mounted Creda heater.

### Bedroom Two/Dining Room

10'0" x 6'5"

Double glazed window with delightful views across the communal gardens, coving, central ceiling light, wall mounted electric Creda panel heater, emergency cord.

### Shower Room

Three piece white suite, low level w.c pedestal wash hand basin, large walk in shower enclosure with Triton electric shower, grey porcelain tiles to walls, extractor fan, heated towel rail, panelled door to airing cupboard with replacement Ariston water heater, range of slatted shelving

### On Site Facilities

Communal facilities include two guest suites, a launderette, lounge and hair dressing salon, kitchen, day/hobby room for various activities and quiet area. There is also the benefit of an on-site manager, 24 hour life line care and communal car park. There is a lift to all floors.

### Service Charge

The property is held on a 125 year lease from 1st April 1989 with approximately 89 years remaining. The half yearly ground rent is £122.83 payable to Estates and Management Ltd. The current annual service charge is £3,000 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.

### Tenure

The property is Leasehold  
Lease Start Date 24 Sep 1992  
Lease End Date 01 Apr 2114  
Lease Term 125 years from 1 April 1989  
Lease Term Remaining 89 years

### 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

### Fixtures & Fittings

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



## Viewings

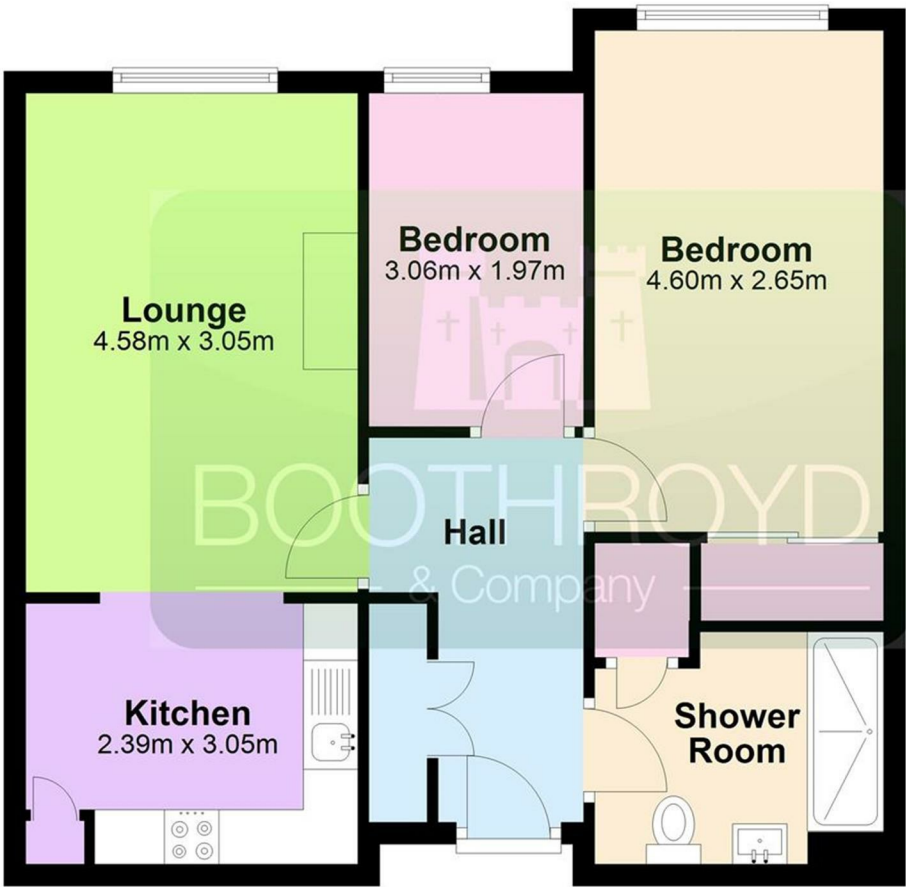
Viewings by arrangement only. Call 01926 857244 to make an appointment.

EPC Rating:  
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	79
(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		
England & Wales		EU Directive 2002/91/EC

## First Floor Flat

Approx. 56.4 sq. metres



Total area: approx. 56.4 sq. metres