



## Ashdene Gardens, Kenilworth

Asking Price £129,950

- First Floor Two Bedroom Apartment
- Qualifying Age 55+
- Warwick District Council Tax Band - C
- Plenty of Natural Light
- Communal Lounge
- On Site Manger
- EPC Rating C - 71
- No Onward Chain
- No Apartment Above
- Views To Back Of Development

# Ashdene Gardens, Kenilworth

A well positioned, two bedroom, first floor retirement apartment, with a qualifying age of 55 years and above, with excellent views across the rear 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, double bedroom with built-in wardrobe, second bedroom with skylight, bathroom, well kept communal gardens, life line and warden facilities.



Council Tax Band: C



## The Property

A well positioned receiving plenty of natural light, two bedroom, retirement apartment, with a qualifying age of 55 years and above, with views across the back 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, double bedroom with built-in wardrobe, second bedroom with skylight window, bathroom with shower over bath, well kept communal gardens, lifeline and warden facilities.

## Entrance

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

## Hall

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

## Lounge

15'1" x 10'0"

With lovely views across the south facing rear and east side elevation, two ceiling lights, coving, warden control cord, t.v. aerial and telephone points, wall mounted electric storage convection heater, Adams style fireplace surround with marble composition inset and hearth, archway through to

## Kitchen

7'9" x 10'0"

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 Hotpoint electric hob with single electric fan assisted oven and grill, illuminated extractor hood, space for washing machine, ceramic tiling to splash back areas, under pelmet lighting, central ceiling strip light, coving, multiple power sockets, vinyl floor covering, space for large upright fridge/freezer, space for small table with window overlooking rear elevation.

## Bathroom

Fitted with a three piece suite and benefitting new carpet, low level w.c., pedestal wash hand basin, Triton electric shower over paneled bath, grab handles, ceramic tiling to full height to all walls, extractor fan, electric wall mounted towel rail/radiator, mirror, shaver point, Dimplex convection heater, coving, central ceiling light. With a useful storage cupboard with slatted shelving and housing the water tank.

## Bedroom One

13'0" x 8'9"

PVCu east facing double glazed window, coving, central ceiling light, modern wall mounted electric Creda heater, built-in mirror fronted double wardrobes with hanging rail

and shelf above, warden control cord. A unique benefit includes not having a neighbor living directly above this flat.

## Bedroom Two

9'3" x 6'5"

With double glazed skylight window, coving, central ceiling light, wall mounted electric panel heater and emergency cord.

## Communal Facilities

The apartment is 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.

## Service Charge

The property is held on a 125 year lease from 6th September 1990 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 £3,378 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.

## Services

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

17 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

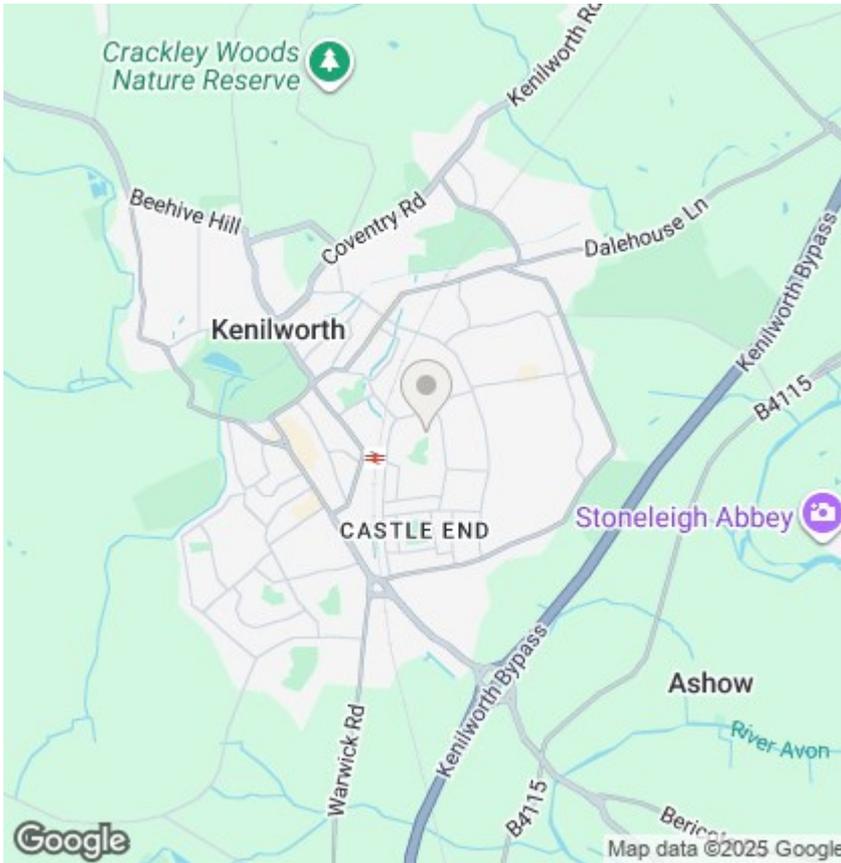
BT

Sky

Virgin

## Fixtures and Fittings

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



## Viewings

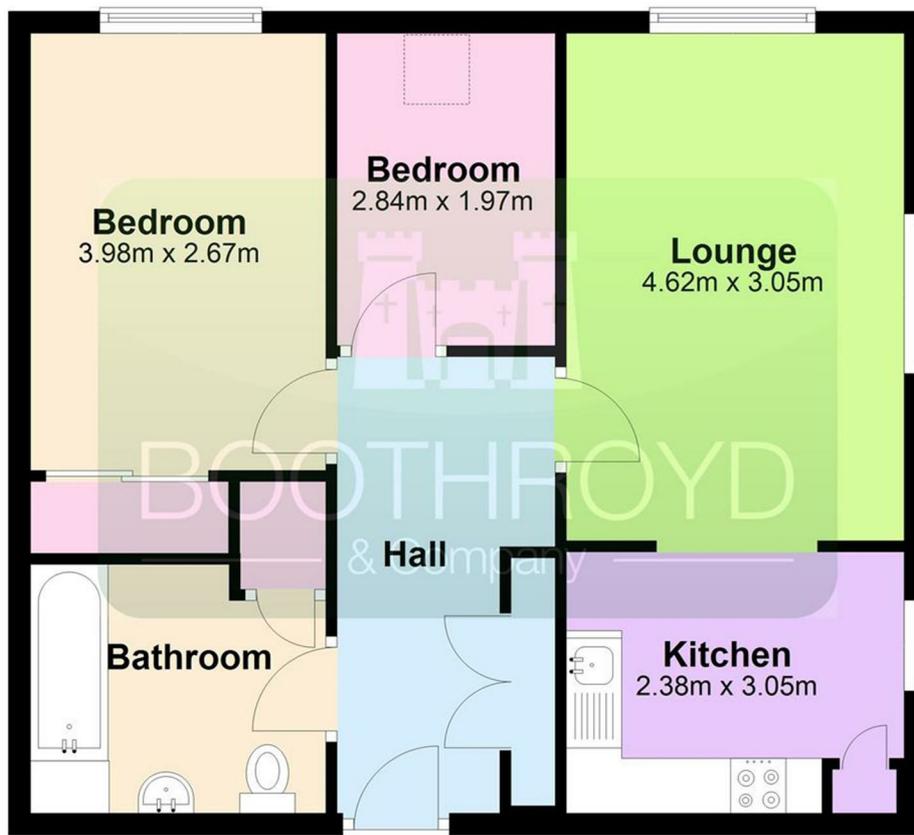
Viewings by arrangement only. Call 01926 857244 to make an appointment.

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>	71	74
(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

## Top Floor Flat

Approx. 56.0 sq. metres



Total area: approx. 56.0 sq. metres