



## Ashdene Gardens, Kenilworth

Asking Price £159,950

- Ground Floor Two Bedroom Retirement Apartment
- On Site Manger
- Communal Facilities
- Qualifying Age 55+
- Double Glazing
- Private Door To Communal Gardens
- Warwick District Council Tax Band C
- Ground Floor
- EPC Rating C
- No Onward Chain



# Ashdene Gardens, Kenilworth

A GROUND floor retirement apartment for the over 55's, within a quiet location with pleasant outlook and modern Newlec electric radiators. The accommodation offers; security communal entrance, private front door to entrance hall with useful storage cupboard, good sized living/dining room with feature fireplace and private double glazed door leading to communal gardens, fitted kitchen, shower room, large double bedroom with built in wardrobe and is offered for sale with no chain and vacant possession.



Council Tax Band: C



### Approach

Approached over a communal secure entrance with security system and entry system with automatic door release from the apartment. Stairs and lift to the other floors with a private front door leading into

### Reception Hall

Good sized hall with laminate flooring and coving to ceiling, useful double door storage cupboard with slatted shelving with doors off to

### Living/Dining Room

Two central ceiling light points, PVCu double glazed easterly aspect window with pleasant outlook to the rear gardens, Adam style fireplace surround with marble composition inset and hearth, TV aerial point with hardwired Sky cable, telephone point, emergency pull cord, Newlec electric modern heater with archway into

### Kitchen

Fitted with a range of matching light oak effect base and wall units, rounded edge work surfaces, integrated Creda single electric fan assisted oven and four ring Zanussi 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.

### Double Bedroom

Coving, easterly facing PVCu double glazed window with garden outlook and curtains, Warden alarm call, Newlec electric modern heater, double sliding built in wardrobe cupboards with hanging rail.

### Shower Room

Refitted with a white suite with full ceramic tiling, low level WC with grab rail, large walk in double shower with chrome hand rails and sliding shower screen door, electric shower, fitted vanity unit with countertop wash hand basin with mirror and pull light above, display alcove, vinyl floor covering, vanity bathroom cabinet, electric fan heater, coving, central ceiling light, extractor fan, warden alarm call, storage cupboard with slatted shelving,

### Bedroom Two

With double glazed window with view across the communal gardens, coving, central ceiling light, wall mounted Newlec electric panel heater, emergency cord.

### Services

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

17 Mbps

Ultrafast

1130 Mbps

Satellite / Fibre TV Availability

BT

Sky

Virgin

### 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 £3,378 appox 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.

### Communal Facilities

Included are the services of the on site manager ( John) together with the 24 hour life line service, use of communal facilities including the resident's lounge and kitchen, laundry room, study, freezer room, hairdressing suite, guest suite ( nightly additional charge) use of communal gardens and parking spaces.

### 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.

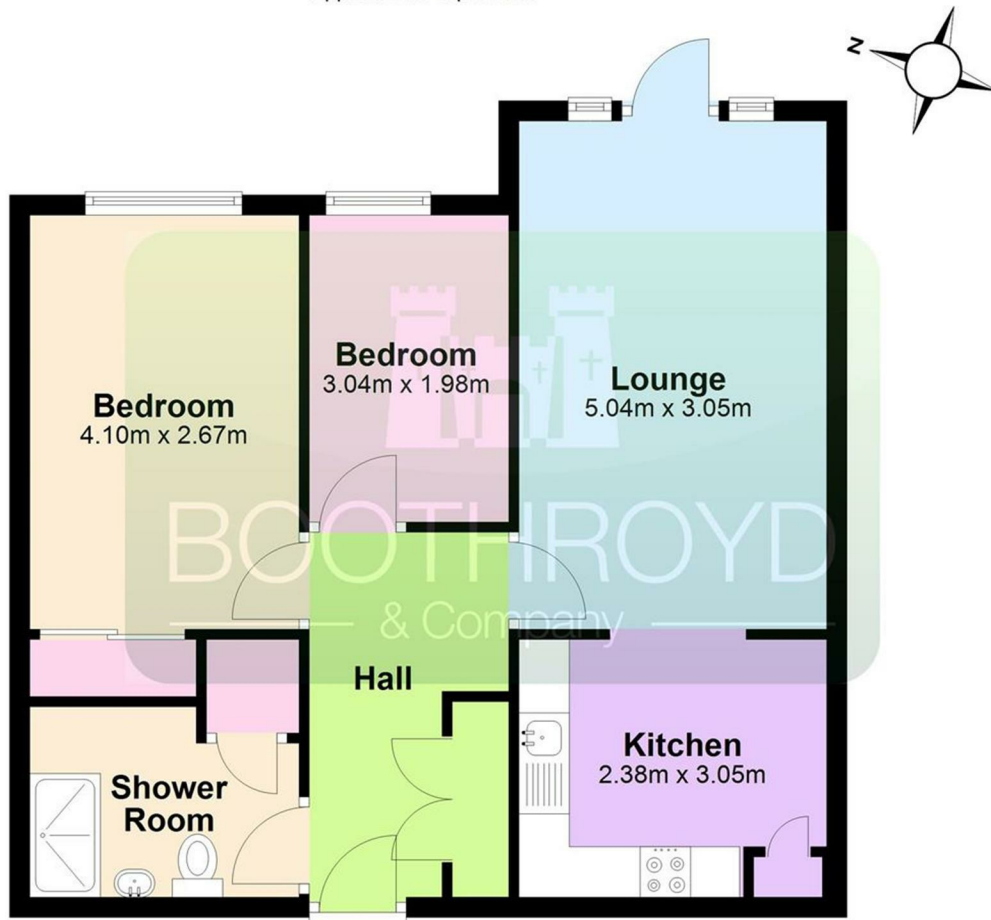
## EPC Rating:

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>	75	77
(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	

## Ground Floor Flat

Approx. 55.7 sq. metres



Total area: approx. 55.7 sq. metres