



## Ashdene Gardens, Kenilworth

£229,950

- Two Bedroom Detached Retirement Bungalow
- Shower Room With Walk In Shower Enclosure
- EPC Rating - D 68
- Fully Double Glazed
- Private Patio Rear Garden
- New Carpets & Redecorated Throughout
- Warwick District Council Tax Band D
- Communal Parking
- Modern Electric Heating
- No Onward Chain & Viewing Advised

# Ashdene Gardens, Kenilworth, CV8 2TR

A quality two bedroom detached retirement bungalow benefitting from new carpet and decorating on this sought after complex, offering access to a parade of local shops on Whitemoor Road and Kenilworth Town Centre with its full range of facilities and amenities, with the benefit of an on-site manager and communal facilities. The bungalow has a beautifully stocked west facing rear garden and is offered for sale with no chain.



Council Tax Band: D



## The Property

A two bedroom leasehold mid-terraced retirement bungalow with a pleasant private west facing rear garden, the benefit of a fitted kitchen and refitted shower room and is offered for sale with no chain and immediate vacant possession. The accommodation offers; open porch, L shaped reception hallway with useful storage and airing cupboard, spacious living room, fitted kitchen with integrated oven and grill, hob and space for washer/dryer, space for upright fridge/freezer, shower room with large walk-in shower cubicle and fitted seat, good size double bedroom with built-in wardrobe, second bedroom/dining room, private rear garden and onsite warden control with communal facilities. The property benefits from full double glazing, modern electric heating. Viewing is recommended.

## Approach

Approached over a tarmacaden pathway through attractive maintained gardens to its own open porch with double glazed front door leading into

## L-Shaped Reception Hall

Inset mat well, wall mounted electric modern heater, intercom system for warden control, loft access, large built-in storage cupboard with coat and fitted shelf, doors lead off and built-in airing cupboard with large lagged copper cylinder with fitted immersion heater and slatted shelving.

## Lounge

Modern electric heater, coving, wall lights, white Adam style mantel surround with marbled inset and hearth with electric convection fire, TV aerial and telephone points, PVC double glazed door with matching windows overlooking the private west facing rear garden.

## Fitted Kitchen

Comprehensively fitted with a white panel base and wall units with rounded edged work surfaces, single drainer stainless steel sink unit with hot and cold tap in front of the window, integrated mid level electric fan assisted oven and grill, integrated four ring electric hob, space for upright fridge freezer, space for automatic washer/dryer, ceramic tiling to splash back areas, non-slip vinyl flooring, coving, double glazed window overlooking the front gardens, alarm control cord.

## Double Bedroom One

With double glazed window to rear, modern electric heater, coving, built-in wardrobes, warden alarm cord, TV aerial point.

## Bedroom Two

A versatile room with coving, double glazed window overlooking rear, warden alarm cord, bespoke storage unit. wall mounted modern electric heater.

## Shower Room

Comprehensively fitted with a three-piece white suite, high-level WC, cabinet wash hand basin with storage cupboard, large walk-in double shower cubicle with electric power shower, ceramic tiling to full height walls, wall mounted heated chromium towel rail/radiator, non-slip vinyl floor covering.

## Outside

Within the front communal area of the property there is parking for residents and visitors, attractive illuminated pathways through the communal gardens to the property with benches.

## Private Rear Garden

Fully enclosed by perimeter fencing, timber garden shed, patio area, secure side gated access to the front of the property, well-kept borders with a good variety of shrubs and planting

## Communal Facilities

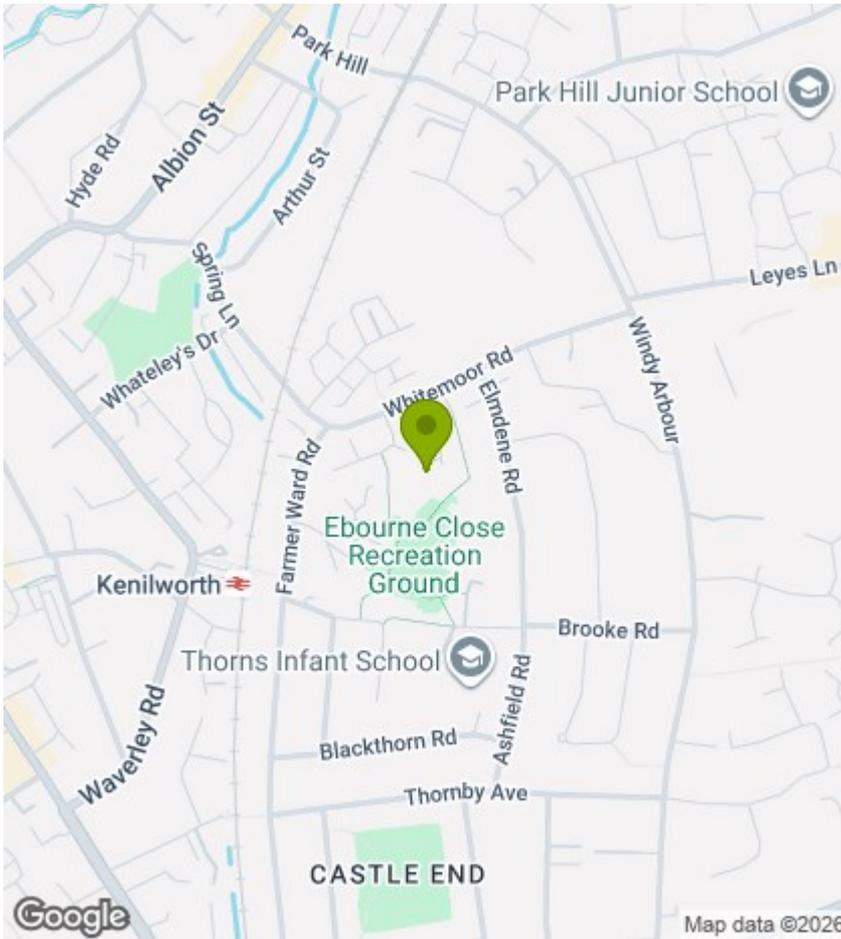
As an owner and resident of 20 Ashdene Gardens the communal facilities within the main building are open and available for use including the residents lounge with its adjoining kitchen area, guest suite, hairdressing salon, library, laundry, and with the ability to partake in events and activities within the main building. It is also noted that other guest suites within similar type developments throughout the country are available for use.

## Tenure & Service Charge

The property is Leasehold. The Lease commenced in 1989 and is a 125 year term. The Service Charges are £242.99 per month which includes ground rent and is 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.

## 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:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>97</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>68</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

Approx. 51.6 sq. metres



Total area: approx. 51.6 sq. metres