



63 Ashdene Gardens

Kenilworth, CV8 2TS

£155,000

- Two Bedroom Second Floor Retirement Apartment
- No Onward Chain
- Communal Lounge & Laundry
- On Site Manager & 24 Hour Life Line Available





THE PROPERTY

A well positioned second floor two bedroom retirement apartment for the over 55s, located within the heart of this development with interesting views across rear parkland. The property is offered for sale with no chain and immediate vacant possession. The accommodation offers: reception hallway, living/dining room with bay window, good size kitchen with integrated oven and hob, double bedroom with built-in bedroom furniture, bedroom two, spacious three piece bathroom with shower over bath. The property has full double glazing, electric night storage heating and no chain.

ENTRANCE HALL

Approached over a communal secure entrance with resident manager's office, stairs and lift rising to second floor leading to apartment No: 63.

RECEPTION HALL

With communal stairs rising to the second floor and door into the spacious reception hallway with two ceiling lights, smoke alarm, coving, wall mounted Creda electric night storage heater with shelf above, Tunstall warden control front door intercom, large built in double storage cupboard with shelving, two electric isolation units, fitted light.

LIVING/DINING ROOM

With a lovely walk in bay double glazed window with views across communal parkland, and an ideal place for a small dining/breakfast table, coving, two ceiling lights, wall mounted Creda storage heater, warden control cord, fireplace surround with marble composite inset and hearth, opening to the

KITCHEN

Fitted with a range of matching light oak fronted base and wall units with marble effect rounded edge work surfaces with single drainer stainless steel sink, integrated Creda electric eye level oven with matching four ring hob and extractor hood above, under pelmet lighting, ceramic tiling to splash back, space for large upright fridge freezer, space for washing machine or dishwasher, vinyl flooring, coving, ceiling strip light, warden control cord.

DOUBLE BEDROOM ONE

With double glazed window to rear, coving, ceiling light, Creda electric storage heater, built in quality Hammonds corner wardrobes with four doors and hanging with shelf and additional built in drawers. Further matching Hammonds dressing table with six drawers and matching bedside table.

BEDROOM TWO

With electric panel heater, double glazed window to rear, coving, ceiling light.

BATHROOM

With a three piece champagne coloured suite with low level w.c, pedestal wash hand basin with mirror and illuminated shaver point above, panelled bath with Triton electric shower over bath, ceramic tiling to full height to all walls, ceiling light, extractor fan, convection heater and wall mounted electric towel rail, built in airing cupboard with lagged copper cylinder, cold water tank and slatted shelves.

TENURE

The property has 93 years remaining on the lease.

Management agent is First Port. Service Charge is £2554 per annum which covers the resident manager, 24 hour security system, water rates, external window cleaning, communal area, cleaning and gardening. Communal facilities include two guest suites, a launderette, lounge and hair dressing salon, hobby room and quiet area. The ground rent is £122.83 per half year.

COMMUNAL FACILITIES

The apartment benefits from an on-site warden, day room with kitchen off, laundry facilities, guest suites and on site hair salon. The development offers well kept communal gardens and ample off road car parking.

FIXTURES AND FITTINGS

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



Top Floor
Approx. 56.3 sq. metres



Total area: approx. 56.3 sq. metres

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C		80	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

COUNCIL TAX BAND

Tax band B

TENURE

Leasehold

LOCAL AUTHORITY

Warwick District Council

OFFICE
19 The Square
Kenilworth
Warwickshire
CV8 1EF

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements