



Ashdene
Gardens
Kenilworth
CV8 2TS

Offers Over
£125,000



2 bedroom Apartment located in Kenilworth



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FULL DESCRIPTION

THE PROPERTY

A spacious two bedroom, second floor, retirement apartment with full double glazing and offering spacious rooms overlooking parkland. The property comprises: entrance reception hallway with built-in cupboard, good size living room, large double bedroom, bedroom 2/dining room, good size kitchen with integrated oven and hob, large shower room with good size walk-in shower. Internal inspection is highly recommended to appreciate this good apartment. The qualifying age for this property is 55 years and over.

ENTRANCE

Approached over a secure communal entrance, designated lift and stairway leading to an internal corridor leading to the second floor apartment.

RECEPTION HALL

Coving, central ceiling light, smoke alarm, useful built-in double storage cupboard with hanging rail and fitted shelf housing the electric isolation unit and meter, fitted light, wall mounted Creda electric storage heater with shelf over, warden control and entry door release system for the front door, door to

LOUNGE

16' 7" x 10' 0" (5.07m x 3.06m)
With double glazed window to rear providing a bright and airy room with views across parkland, wall mounted electric night storage heater with shelf above, t.v. aerial and telephone points, waist level power points, feature living flame effect electric fire, marble composition hearth, white wooden mantel

and surround, coving, two ceiling lights, warden control cord.

KITCHEN

7' 6" x 10' 0" (2.29m x 3.06m)

Fitted with a range of matching painted base and wall units with chrome handles, marble effect rounded edge work surfaces, single drainer stainless sink unit, four ring Creda electric hob with illuminated extractor hood above, eye level single electric fan assisted oven and grill, space for under counter fridge and freezer, space and plumbing for automatic washing machine, ceramic tiling to splash backs, vinyl click tiled floor covering, coving, central ceiling spot light.

DOUBLE BEDROOM ONE

13' 7" x 9' 0" (4.16m x 2.76m)

Central ceiling light, coving, range of waist level power points, wall mounted Creda storage heater with shelf above, wall mounted t.v point, built-in mirror sliding double wardrobe with hanging rail and fitted shelving, double glazed window with views across parkland.

BEDROOM TWO

10' 0" x 6' 5" (3.06m x 1.96m)

With double glazed window to rear, central ceiling light, waist level double power points, wall mounted Creda electric convection heater.

BATHROOM

Three piece champagne coloured suite, with low level w.c., pedestal wash hand basin, step up to a large walk-in shower cubicle, Triton electric shower, ceramic tiling to full height to all walls, Karndean flooring, central ceiling light, coving, extractor fan, wall mounted electric heated chrome towel rail, further



electric convection heater, built-in airing cupboard with lagged copper cylinder and fitted immersion heater and cold water tank, range of slatted shelving.

TENURE

The property has 93 years remaining on the lease. The service charge is £203 per month 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, quiet area and communal parking. The ground rent is £122.83 per half year. There is a lift to all floors.

FIXTURES AND FITTINGS

All fixtures and fittings as mentioned in our sales particulars are included; electric recliner chair and television are expressly excluded.



FLOORPLAN

Second Floor

Approx. 58.6 sq. metres



Total area: approx. 58.6 sq. metres

CONTACT

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