



# Ashdene Gardens Kenilworth CV8 2TS

£150,000





## 2 bedroom First Floor Flat located in Kenilworth



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### FULL DESCRIPTION

#### THE PROPERTY

A fully refurbished stylish two bedroom first floor retirement apartment with attractive bayed living room overlooking the front of the development. The property has been beautifully refitted with integrated appliances in the kitchen, luxury shower room, sensor controlled modern electric heating and a pressurised hot water system and full double glazing. The apartment is situated within this well managed retirement development with its on site resident manager and has excellent communal facilities including communal parking, a residents' lounge with kitchenette, en suite guest rooms, hairdressing salon, quiet room, storage facility, library and laundry with automatic washing machines and tumble dryers. This is a rare opportunity to acquire a luxury apartment which is offered for sale with immediate vacant possession and no onward chain.

#### ENTRANCE

Approached over a secure communal entrance, designated lift, electricity meter with economy seven in cupboard to outside of apartment, and stairway leading to an internal corridor leading to the first floor apartment.

#### HALL

Coving, central ceiling light, mains smoke alarm, useful built-in double storage cupboard with hanging rail and fitted shelf housing the new 18th edition electric consumer unit, wall mounted electric Heatstore Quantum sensor control heater, warden control and entry door release system for the front door, door to

#### REFITTED KITCHEN AND LOUNGE AREA

22' 9" x 9' 9" (6.95m x 2.98m)

Comprehensively remodelled and refitted with the wall removed providing a high quality kitchen comprising matching matt grey fronted base and wall units with black marble effect rounded edge work surfaces with integrated appliances to include an eye level double oven and grill, four ring induction hob with illuminated stainless steel extractor hood above with grey Alusplash kitchen splashback, slimline dishwasher, integrated larder fridge and freezer, one and a half bowl stainless steel sink with chrome mixer and grey Alusplash kitchen splashback, LED under pelmet lighting, vinyl flooring, kick board heater. The lounge area has a double glazed walk in bay window to the front providing a bright and airy room with views across the front of the development. There is a wall mounted electric Heatstore Quantum sensor control heater, aerial and telephone points, waist level power points, two led ceiling lights and warden control cord.

#### DOUBLE BEDROOM ONE

15' 0" x 8' 8" (4.58m x 2.65m)

Central ceiling light, coving, range of waist level power points, wall mounted electric Heatstore Intelirad smart radiator, built-in sliding mirror door double wardrobe with hanging rail and fitted shelving, double glazed window with views to the front of the development.

#### BEDROOM TWO

10' 1" x 6' 5" (3.09m x 1.96m)

With double glazed window to front, central ceiling light, waist level double power points, wall mounted electric Heatstore Intelirad smart radiator.



#### REFITTED SHOWER ROOM

8' 11" x 8' 4" (2.74m x 2.55m)

With a luxury three piece white suite with concealed cistern comfort level w.c, vanity wash hand basin with cupboards below and along the unit, with porcelain tiles to splash back, LED anti mist mirror, large walk in shower enclosure with chrome grab rails and power shower supplied from pressurised hot water system, with sunken chrome tap and twin chrome shower heads, extractor fan, porcelain tiles to shower enclosure, LED ceiling light, vinyl flooring, wall mounted electric Heatstore Intelrad smart radiator, door to the airing cupboard with automatic light, fitted shelving also housing pressurised hot water cylinder and immersion heater.

#### TENURE

The property has 93 years remaining on the lease. The service charge is £203 per month which covers the resident manager, maintenance of the estate, 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; all others are expressly excluded.



## FLOORPLAN

### Ground Floor

Approx. 56.5 sq. metres (607.8 sq. feet)



Total area: approx. 56.5 sq. metres (607.8 sq. feet)

#### CONTACT

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