



# Ashdene Gardens Kenilworth Warwickshire CV8 2TR

Asking Price Of  
£225,000





# 2 Bedroom Retirement bungalow located in Kenilworth.



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51.6  
Sq.m

## FULL DESCRIPTION

### THE PROPERTY

The bungalow is situated within this sought-after managed development holding one of the best positions, with a resident manager and although the bungalow is self-contained it has the advantages of full use of all the communal facilities within the main development comprising a superbly furnished resident's lounge, hobby room, laundry, hairdressing salon, quiet room and two guest suites. The bungalow offers canopy porch, reception hall with deep storage/cloaks cupboard, airing cupboard, fitted kitchen attractive living room with access to rear garden, recently fitted fully tiled shower room, master bedroom with fitted wardrobes, second bedroom/dining room, full double glazing, electric night storage heating on economy seven, and early vacant possession with no chain.

### CANOPY PORCH

With a uPVC double glazed front door with external lantern leading into

### RECEPTION HALL

12' 4" x 2' 11" (3.76m x 0.91m)

Fitted mat well, coving to ceiling, electric night storage heater, access to insulated roof space, alarm control unit, built in airing cupboard containing a factory insulated lagged copper cylinder with dual immersion heaters and slatted shelving, wood strip flooring

### STORAGE CUPBOARD

With power point, coved ceiling and light. This was formerly used as a small office with a range of fitted wall shelving and desk with pull out keyboard drawer.

### LIVING ROOM

16' 2" x 10' 7" (4.95m x 3.23m)

Coved ceiling, feature Adams style fireplace surround with composite marble inset and matching hearth with electric fire having glow effect, electric night storage heater with secondary convection heating, TV aerial point,

French door with side windows to the enclosed West facing private rear garden, alarm cord.

### FITTED KITCHEN

8' 11" x 7' 4" (2.74m x 2.24m)

With painted panelled base and wall units with a comprehensive range of base and wall cupboards, fitted drawers, corner shelving unit, pelmets and plinths with under unit lighting, worktops, single drainer one and 1/2 bowl stainless steel sink unit with mixer tap, integrated four ring electric induction hob with illuminated cooker filter above, single electric multi-function oven and grill at eyelevel with cupboards above and below, coving, space and plumbing for automatic washing machine with hot and cold and fitted waste, space for tall fridge freezer, ceramic tiling to unit splash back, vinyl floor covering, attractive views to the front elevation, alarm cord. Sliding space saver door to hallway.

### INNER HALLWAY

With further doors off to:

### BEDROOM

11' 8" x 8' 9" (3.58m x 2.69m)

Window overlooking the rear garden, electric night storage heater, double wardrobes containing hanging rail and shelving. Coving to ceiling, alarm cord and TV and telephone aerial points.

### BEDROOM

8' 5" x 8' 9" (2.59m x 2.69m)

Electric panel heater on a 24-hour time control clock, coving to ceiling and a window with attractive view towards the front.

### SHOWER ROOM

6' 11" x 5' 6" (2.13m x 1.68m)

Refitted with a modern white suite that comprises a concealed cistern wc and matching vanity wash hand basin with an illuminated mirror over. A generous walk in shower with grab rails, seating and an electric shower. Complementary tiling to full height and cushion vinyl floor. Chrome heated towel rail, wall heater and an extractor.



#### OUTSIDE FRONT

The front of the property is approached from the car parking area over a tarmacadam pathway with lawned fore gardens and a private matching pathway with side lawn gardens and flower beds leading to front entrance door.

#### REAR GARDEN

The west facing garden is laid as a full width patio, flower beds and borders and garden shed. There is a side gated access.

#### COMMUNAL FACILITIES

As an owner and resident of 19 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.

#### LEASE INFORMATION

The property is leasehold and held on a 125 year lease from 1st April 1989. There is a ground rent of approximately £245.66 per annum and a service charge of £2,500 per annum approx. The managing agents are; First Point, [www.firstpoint.co.uk](http://www.firstpoint.co.uk), Tel No: 0333 321 4075. The service charge covers buildings insurance, maintenance of all the communal areas including the gardens, car parking and window cleaning. There are no water rate costs and all the facilities within the Ashdene complex are for the use of the occupier.

#### FIXTURES AND FITTINGS

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



## FLOORPLAN



Total area: approx. 51.6 sq. metres

### CONTACT

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