



JULIE PHILPOT
RESIDENTIAL

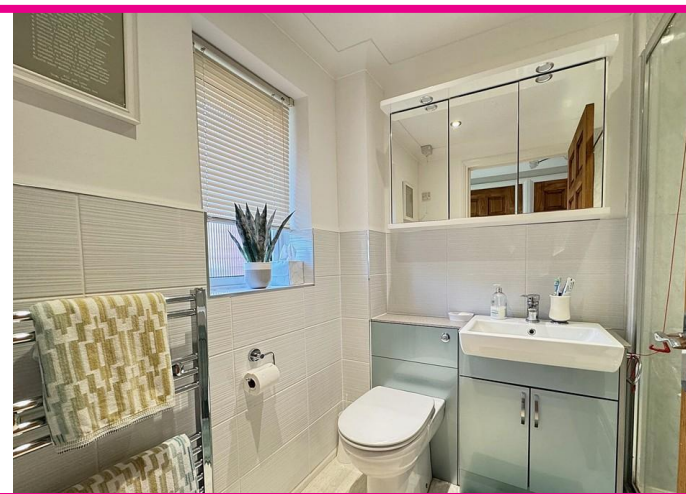


6 Ashdene Gardens | Kenilworth | CV8 2TR

A superb retirement bungalow with its own private rear garden. This lovely property is in immaculate order throughout and is extremely well presented in a modern and tasteful style. The property has been modernised to include a modern kitchen and shower room, generous double bedroom with built in wardrobes and space for freestanding furniture plus a generous size lounge/diner with direct access to the easily maintained rear garden. The property is ready to move into.

£175,000

- Over 55's Retirement Bungalow
- Generous Double Bedroom
- Modern Refitted Kitchen
- Modern Refitted Shower-Room
- Garden To Rear



Property Description

DOOR TO

ENTRANCE HALL

Having inset matwell, smoke detector, security system and built in storage cupboard. Airing cupboard with insulated hot water cylinder and fitted shelving.

GENEROUS SIZE LOUNGE/DINER

18' 3" x 10' 6" (5.56m x 3.2m)

A lovely room with door leading to your own rear garden. Ceiling downlights, feature fireplace with modern electric fire, tv aerial connection and two modern Rointe electric sensor control radiators.

Archway to:

MODERN KITCHEN

7' 8" x 5' 10" (2.34m x 1.78m)

A nice modern kitchen located to the front of the bungalow overlooking communal front gardens and towards the car park. Range of cupboard and drawer units with matching wall cupboards, inset sink unit with space and plumbing for washing machine under and full size tall fridge/freezer. Integrated four ring electric hob with electric oven under and extractor hood over. Complementary tiling.

LARGE DOUBLE BEDROOM

14' 8" x 8' 7" (4.47m x 2.62m)

With views over your garden, built in double wardrobes and plenty of space for further freestanding bedroom furniture if needed. Two Rointe wall mounted sensor electric heaters and tv aerial connection.

MODERN SHOWER ROOM

6' 11" x 5' 6" (2.11m x 1.68m)

A super shower room with large walk in shower enclosure having Triton electric shower and glazed shower screen. Vanity wash basin with cupboard under and concealed cistern w.c. Heated towel rail, complementary tiling, shaver point, extractor fan and wall mounted mirrored door cabinet.

OUTSIDE

PARKING

There are communal car parking spaces within the complex as well as attractive communal garden and bin store.

GARDEN TO NUMBER 6

The garden is located to the rear of the bungalow and is paved for easy maintenance with shrubbery borders and timber fencing forms the boundaries. There is a gate to the side for pedestrian access and a timber summerhouse.

ASHDENE GARDENS

Ashdene Gardens is a popular retirement development for those over the age of 55. There is a mixture of apartments and bungalows plus an on-site manager, a residents lounge, laundry room, library, hobby room and hairdresser all on site. There are regular events for home owners and a guest suite for visitors to use.

TENURE

The property is Leasehold with a 125 year Lease from 1989. There is an Annual Service Charge of £2755.31 payable to First Port Retirement Property Services Ltd which includes the use of all the communal facilities, buildings insurance, communal garden maintenance, water rates, emergency lifeline service and the on site manager. There is a Ground Rent of £216.18 to Estates and Management Ltd which is paid half yearly in advance. (2 payments of £108.09).



Tenure

Leasehold

Council Tax Band

C

Viewing Arrangements

Strictly by appointment

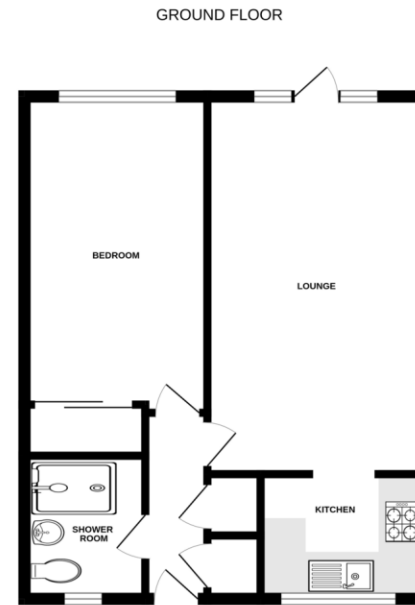
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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

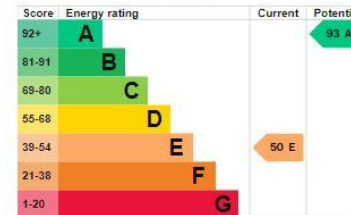


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Energy rating and score

This property's energy rating is E. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60