



JULIE PHILPOT  
RESIDENTIAL



## 36 Oaklands Court | Warwick Road | Kenilworth | CV8 1FD

£168,500

A generous sized two bedroomed retirement apartment, one of the larger designs available and being situated in a lovely part of the development with the residents lift being opposite the front door which makes it very convenient for the owner and guests. The accommodation is well planned and benefits from a recent professionally refitted bathroom, there are two bedrooms, the lounge/diner and a well planned kitchen. There are very nice views from all windows and to the outside are attractive, well tended communal gardens.

- Spacious Retirement Apartment - Over 55's
- Two Bedrooms
- Modern Kitchen, Re-Fitted Bathroom
- Residents Conservatory & Laundry Room



## Property Description

### **OAKLANDS COURT**

This is a popular retirement development for those over the age of 55 with excellent residents facilities to include a conservatory, on site manager, laundry room and attractive well stocked and well tended communal gardens with seating areas.

### **COMMUNAL ENTRANCE & OAKLANDS COURT DETAILS**

Having security entryphone system, staircase and lift to all floors and on-site manager's office. On this ground floor there is also the residents laundry room and the residents conservatory having a kitchenette off. In addition there are Guest Suites within the development, the manager will be happy to discuss the arrangements for bookings.

### **SECOND FLOOR**

#### **PERSONAL ENTRANCE DOOR TO NUMBER 36**

#### **HALLWAY**

With smoke detector, wall mounted electric heater and large airing cupboard having hot water cylinder. Additional storage cupboard.

#### **'L' SHAPED LOUNGE/DINER**

16' 9" x 14' 11" (5.11m x 4.55m)

A spacious, light and airy room with pleasant views, tv aerial connection, telephone point and electric wall mount heater and space for lounge and dining furniture.

### **KITCHEN**

7' 5" x 7' 4" (2.26m x 2.24m)

Having a range of modern cream cupboard and drawer units with matching wall cupboards and complementary contrasting worktops. Integrated four ring electric hob with extractor hood over, built in eye level combination microwave oven and space for tall fridge/freezer. Complementary ceramic tiling and lovely views towards communal gardens.

### **DOUBLE BEDROOM**

14' 9" x 8' 5" (4.5m x 2.57m)

Having wall mounted electric heater, tv aerial connection and built in double wardrobe. Pleasant roof top views towards Warwick Road.

## BEDROOM TWO/STUDY

11' 11" x 6' 6" (3.63m x 1.98m)

This room can be a second bedroom if desired, it is currently used as a study and has very pleasant garden and sunset views. Electric wall mounted heater and tv aerial point.

## RE-FITTED BATHROOM

6' 1" x 7' 5" (1.85m x 2.26m)

This bathroom has recently been converted into a very nice shower room by the present seller. There is a large walk in shower with glazed screen, vanity basin with drawers under and concealed cistern w.c., Complementary tiling.

## OUTSIDE

### GARDENS

Oaklands Court has very attractive, well stocked and well maintained gardens to the front, side and rear with lawns borders and seating areas. To the front is a pond.

### PARKING

There are parking spaces to the front and side of the development which are not allocated.

## TENURE

The property is Leasehold. The Management Company is First Port Estate & Management there is a Annual Ground Rent of £287.89, and the current monthly Service Charge (2025/6) is £313.70 pcm. There are 61 years remaining on the Lease (2025), we are advised that it will be possible for a new purchaser to extend the lease.



## Tenure

Leasehold

## Council Tax Band

C

## Viewing Arrangements

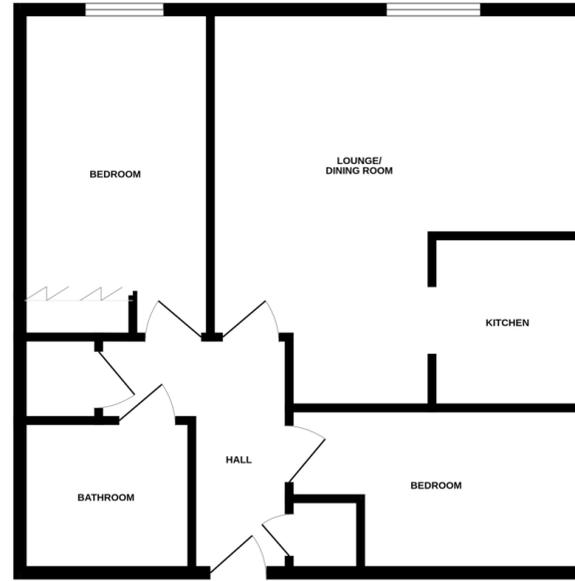
Strictly by appointment

## Contact Details

**T:** 01926 257540

**E:** sales@juliephilpot.co.uk

**W:** www.juliephilpot.co.uk



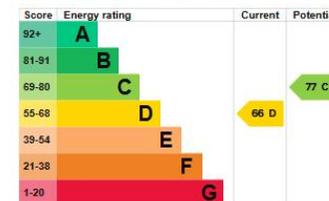
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with floorplan 12/2025

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

### Energy rating and score

This property's energy rating is D. It has the potential to be C.

[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