



## Oaklands Court, Warwick Road

Kenilworth, CV8 1FD

£180,000

- Two Bedroom Retirement Apartment
- Communal Facilities
- Refitted Shower Room & Kitchen
- Modern Fischer Sensor Control Electric Heaters





### **THE PROPERTY**

A superb totally refurbished ground floor retirement property offering security and companionship in an attractive development with a delightful outlook over communal gardens and situated within walking distance of the town centre with its full range of facilities and amenities. The communal facilities available to residents include a fully double glazed communal conservatory with kitchen area, laundry, resident manager, intercom and alarm system, specially adapted bathroom and guest suite. There are high quality internal features including double glazing, a refitted shower room and kitchen in one of the largest flats within the complex with a pleasant light feel. The residential qualifying age is 55 years and over.

### **ACCOMMODATION**

The property comprises security entrance system with front door, communal porch, reception hallway with communal cloakroom, resident manager's office and communal conservatory with kitchen area, laundry facility, guest suite, lift and staircase. The individual flat has a hall, large light living room, fitted kitchen, two bedrooms both with fitted wardrobes, bathroom comprising of a white suite, electric heating and communal gardens.

### **COMMUNAL ENTRANCE**

With intercom security system linked to the flat with automatic door release, carpeted communal hallway with fire doors, resident manager's office, communal double glazed conservatory, laundry and guest suite leading to a private front door with door bell, letter box and spy hole into the

### **RECEPTION HALL**

With central ceiling light point, coving, Fischer electric sensor control heater, intercom system and door to large walk-in airing cupboard with Ariston electric water heater and range of fitted shelving and further door to large walk-in storage cupboard housing meters and also fitted shelving, door to

### **LARGE LIVING ROOM**

With an exceptionally light feel with three separate double glazed windows to side and rear with delightful views over communal gardens, Fischer sensor control heater, coving, t.v. point, range of power points, emergency warden cord and archway to

## KITCHEN

Comprehensively refitted with a range of matching white base and wall units with rounded edge marble effect work surface and one and a half bowl granite composite sink with mixer tap, Zanuzzi electric self cleaning oven, four ring Zanuzzi electric hob with extractor hood above, tiling to splash backs surrounding four walls, large upright Bosch fridge and freezer, coving, porcelain tiles to floor and under pelmet lighting.

## SHOWER ROOM

Beautifully refitted with a luxury three piece white suite with low level encased w.c, vanity wash hand basin with cupboard below and central mixer tap, walk in corner shower cubicle with electric shower with twin water saver chrome shower attachments, mirrored LED vanity mirror, range of useful high gloss vanity cabinets to wall with central mirror, extractor fan, porcelain tiles to walls and floor, heated electric towel rail.

## DOUBLE BEDROOM ONE

With two double glazed windows overlooking communal conservatory, Fischer sensor control storage heater, t.v. point, fitted double wardrobes with louvred doors with hanging rail and shelving, warden emergency cord.

## BEDROOM TWO

With double glazed window to side, electric night storage heater, coving, wall light, double fitted wardrobes with hanging rail and shelving and cupboard above.

## OUTSIDE

To the front of the property there is a garden with pond and water feature, lawns, flower beds and borders with the front elevation of the property facing south, communal parking, bin store and surrounding communal gardens. There is a rear drying area with washing line and residents all enjoy the useful shared communal facilities.

## TENURE

The property is understood to be leasehold with a 99 year lease from 1st June 1989 with a monthly service charge of £253.41 per month and a ground rent of £300 per annum.

## FIXTURES AND FITTINGS

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

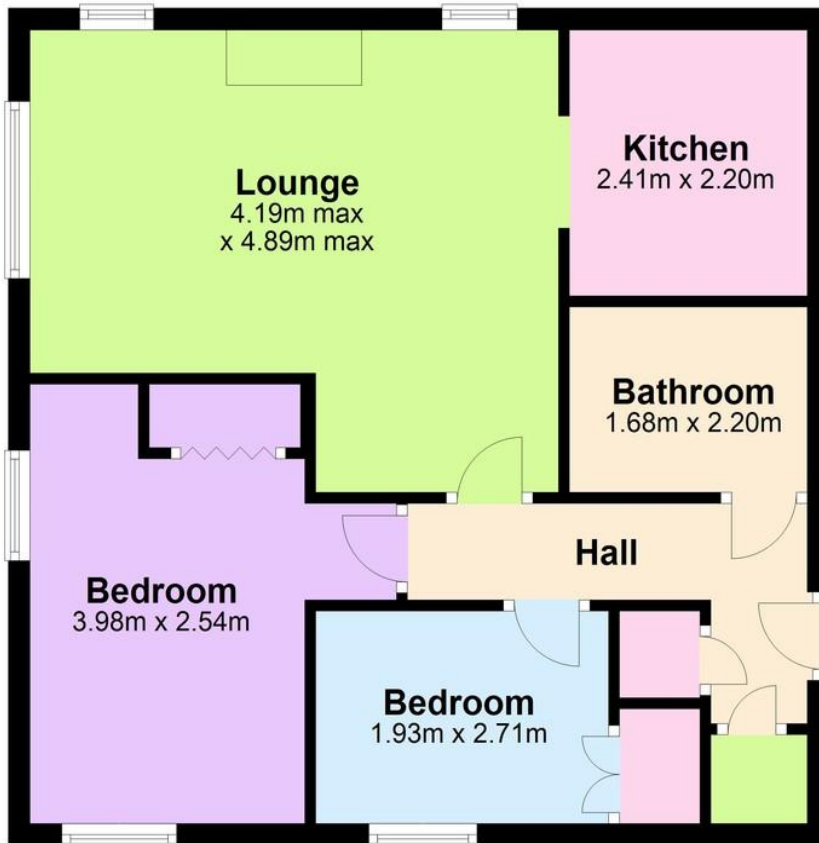






## Ground Floor

Approx. 51.6 sq. metres



Total area: approx. 51.6 sq. metres

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		77
(55-68)	<b>D</b>	67	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

### COUNCIL TAX BAND

Tax band C

### TENURE

Leasehold

### LOCAL AUTHORITY

Warwick District Council

OFFICE  
19 The Square  
Kenilworth  
Warwickshire  
CV8 1EF

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Agents Note: Whilst every care has been taken to prepare these sales 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 are advised to recheck the measurements