



Warwick Road, Kenilworth

£124,950

- Two Bedroom First Floor Apartment
- Larger Than Average Lounge/Dining Room
- Energy Rating D
- Double Bedroom With Twin Aspect & Fitted Wardrobes
- Electric Heating & New Water Heater
- Recently Redecorated With No Onward Chain
- Fitted Kitchen
- Refitted Shower Room
- Second Bedroom With Wardrobes
- Close To Town Centre

Warwick Road, Kenilworth CV8 1FD

A well presented redecorated first floor two bedroom, retirement apartment, in this popular residential location, within close walking distance of Kenilworth town centre. This apartment with dual aspect windows with views over the communal gardens and has a larger than average lounge/dining room. The apartment offers light and airy space and is offered for sale with no chain and immediate vacant possession. The property offers; full electric heating, double glazing, L shaped reception hallway, good sized living room with feature fireplace, good sized kitchen with integrated oven and hob, two bedrooms both with built-in wardrobes, fitted shower room well kept communal gardens, ample parking. Viewing is recommended.



Council Tax Band: B



ENTRANCE

Approached over a secure communal entrance with intercom system, reception hallway with stairs and lift rising to first floor, door leading into the

L SHAPED RECEPTION HALL

Intercom entry for front door, wall mounted electric storage heater, coving, central ceiling light, smoke alarm, door through to useful cloaks cupboard with shelving, housing the electricity meter and electricity isolation unit, door to airing cupboard with modern Ariston electric pressurised water heater, range of fitted slatted shelving.

L SHAPED LOUNGE

16'1" x 13'8"

With a feature electric fire with matching wood grain surround and hearth, wall mounted electric night storage heater, range of double power points, t.v. aerial point, two wall light points, coving, double glazed window with delightful views to attractive communal gardens and St John's Church, warden control cord, ideal alcove for dining table, feature archway through to the

KITCHEN

7'2" x 7'11"

Fitted with a range of matching base and wall units, wooden effect rounded edge work surfaces, integrated high level single electric fan assisted oven and grill, four hob, illuminated extractor hood above, ceramic tiling to splash back areas, range of power points, single drainer stainless steel sink unit with central chrome mixer tap, coving, wall strip light, space for slot-in upright fridge/freezer, vinyl flooring.

DOUBLE BEDROOM ONE

11'2" x 13'0"

With a delightful twin aspect, coving, two wall light points, warden control cord, double power points, wall mounted electric storage heater, t.v. aerial and telephone points, built-in double wardrobe with matching bi-folding door fronts, hanging rail and shelf above, further wall outed high level storage cupboard.

BEDROOM TWO

8'11" x 6'5"

With double glazed window, coving, warden control

cord, wall light point, telephone point, built-in double wardrobe with hanging rail and fitted shelf, further high level built in cupboards with shelving.

SHOWER ROOM

With a refitted three piece white suite with low level w.c, pedestal wash hand basin, large corner shower enclosure with bi folding glazed shower screen, Triton electric shower, grab rails and fitted shower seat, matching ceramic tiling to walls, coving, wall light, extractor fan, mirrored vanity cabinet, electric chrome towel rail.

TENURE

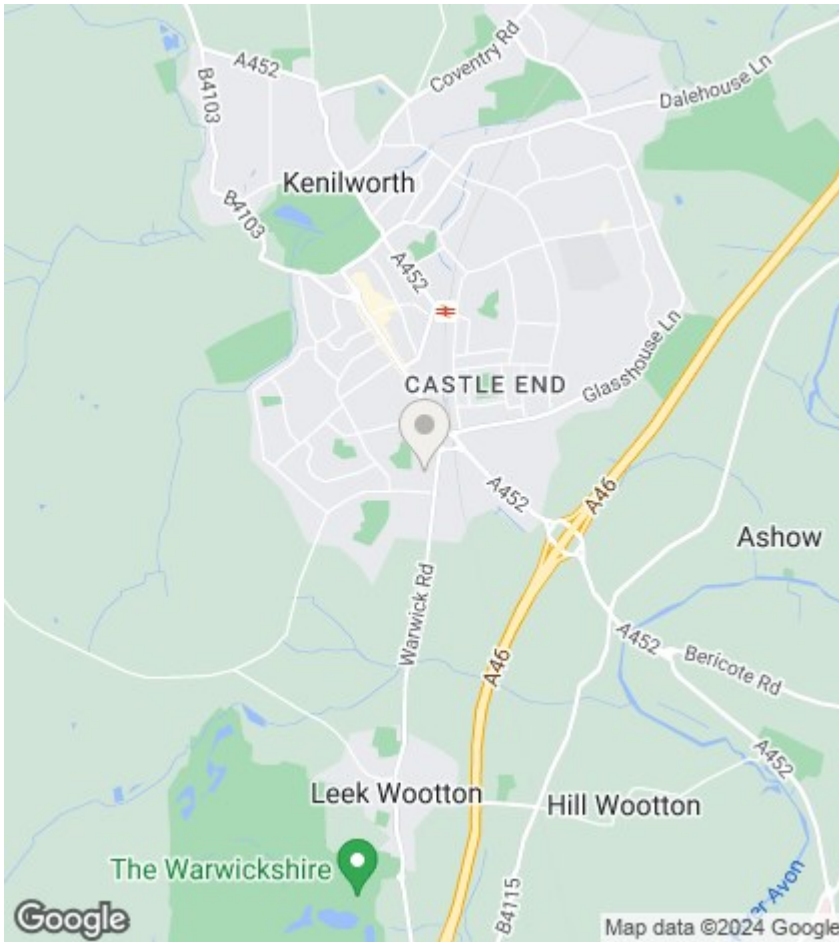
The property is leasehold with 70 years approx remaining on the lease. The management company is: Estates & Management Ltd, First Port Retirement Properties. There is a ground rent of £100 per quarter and a service charge of £3500 per annum approx.

COMMUNAL FACILITIES

Oaklands Court benefits from an on site warden with excellent communal facilities including; laundry room, conservatory/day room with kitchen off, guest suites to first floor, maintained communal gardens and visitor parking.

FIXTURES AND FITTINGS

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



Viewings

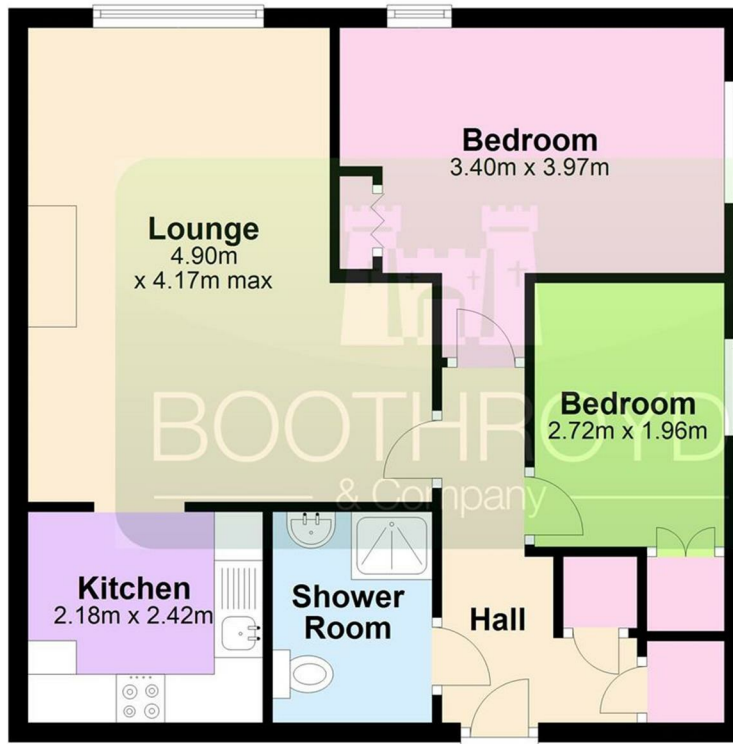
Viewings by arrangement only. Call 01926 857244 to make an appointment.

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	71
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

First Floor

Approx. 51.6 sq. metres



Total area: approx. 51.6 sq. metres