



JULIE PHILPOT
RESIDENTIAL



2 Oaklands Court | Warwick Road | Kenilworth | CV8 1FD

£75,000

A ground floor one bedroom 'Over 55's' retirement apartment in a super position with no adjoining neighbours and garden views. The property is well planned and easily maintained and is immediately available. There are excellent communal facilities to include residents conservatory, laundry room and large well tended attractive gardens.

- Ground Floor Apartment For Over 55's
- Double Bedroom
- Communal Garden Views
- No Adjoining Neighbours



Property Description

Oaklands Court

Oaklands Court is a well managed and well presented development for those over 55, there are attractive gardens plus the amenities of the town centre are within easy reach. The bus stop is close by for regular buses to Leamington and Coventry. There is also a communal conservatory and kitchen for residents use, a laundry room, guest suite and on-site manager.

Communal Entrance Door

With security entryphone system.

Personal Entrance Door to 2

Entrance Hall

With telephone point, smoke detector and security entryphone.

Bathroom

Having a large walk in shower with Triton shower, w.c, fully tiled walls and pedestal wash basin. Extractor fan and wall mounted heater.

Lounge

4.57m x 3.12m (15'0" x 10'3")

With garden views, tv aerial connection and nigh storage heater.

Kitchen

1.66 x 2.10 (5'5" x 6'10")

Having large window and garden aspect, Indesit four ring hob, stainless steel sink, cupboard and drawer units and matching wall cupboards. The white goods may be available for the purchaser.

Double Bedroom

4.78m x 2.54m (15'8" x 8'4")

A nice double bedroom with built in triple wardrobe, night storage heater and tv aerial connection. Airing cupboard housing hot water cylinder and fitted shelving.

Outside

There are parking spaces for residents and visitors to the front which are not allocated.

Communal Gardens

The gardens are very attractive and a generous in size as they surround the complex with various quiet seating areas, many mature plants and shrubs plus a lovely pond located to the front of the building.

Tenure

The property is Leasehold on a 99 years Lease from 1989. The Management agents are First Port, there is a ground rent of approximately £200 per annum and the annual service charge is £3200 per annum approx., which covers site manager, buildings insurance, 24 hour alarm system and use of communal facilities.



Tenure

Leasehold

Council Tax Band

B

Viewing Arrangements

Strictly by appointment

Contact Details

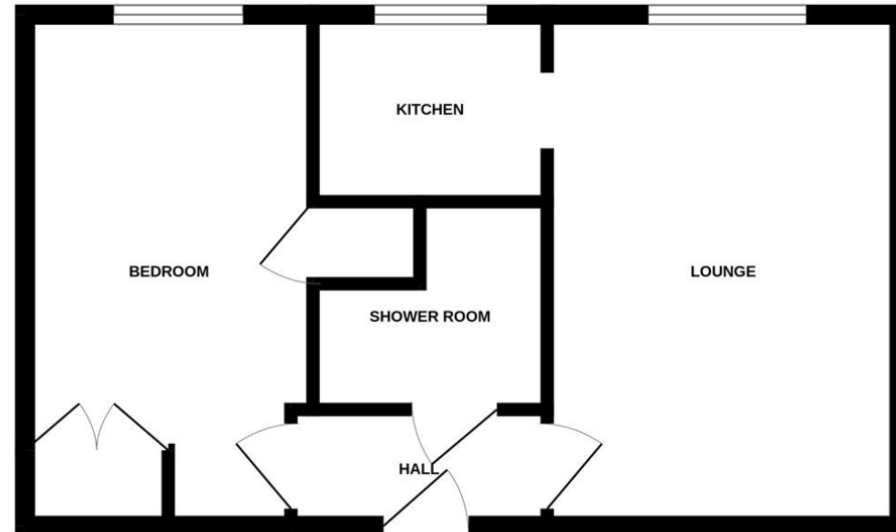
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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

GROUND FLOOR



Energy rating and score

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		