



## 11 Ashdene Gardens | Kenilworth | CV8 2TR

A much improved, spacious and well planned semi detached bungalow with two good size bedrooms and generous living set in a nice position within this popular over 55's retirement complex. The property has been improved and upgraded by the present seller to include very efficient Fischer electric radiator heating along with a refitted fully tiled shower room. The bungalow is also well presented and has light and airy accommodation with the added benefit of pleasant views from all the primary room windows. Viewing is essential

£210,000

- Ashdene Gardens Bungalow
- Two Bedrooms
- Refitted Shower Room & Upgraded Heating
- No Chain Involved





## Property Description

### ASHDENE GARDENS

This is a well established and very popular retirement development for those over 55. There are bungalows and apartments within the complex, communal gardens and parking spaces which are not allocated. In addition is a residents lounge, hobby room, laundry room and guest suite.

### DOOR TO

### ENTRANCE HALL

With Fischer wall radiator, smoke detector, airing cupboard housing insulated hot water cylinder and further built-in storage cupboard. Access to roof storage space.

### LIVING ROOM

15' 6" x 10' 4" (4.72m x 3.15m)

With dual aspect windows, Fisher electric wall mounted radiator, feature fireplace with electric fire and tv aerial connection.

### KITCHEN

10' 2" x 8' 9" (3.1m x 2.67m)

Having dual aspect windows and range of oak cupboard and drawer units set under contrasting round edged worksurfaces comprising: inset single drainer stainless steel sink unit with cupboards under, space and plumbing for automatic washing machine and space for tall fridge/freezer. Inset four ring electric hob with extractor hood over and wall cupboards adjacent. Wall mounted oven and complementary tiling.

### BEDROOM ONE

15' 6" x 11' 4" (4.72m x 3.45m)

Having deep sill bay window, Fisher electric radiator and built-in double wardrobe.

### BEDROOM TWO

10' 5" x 7' 0" (3.18m x 2.13m)

With wall mounted electric panel heater.

### REFITTED SHOWER ROOM

The bathroom has been recently refitted to include a large shower enclosure with glazed screen, fully tiled walls in complementary tiling, w.c. and pedestal wash basin. Wall mounted storage cabinet and Fisher electric radiator.

## OUTSIDE

### COMMUNAL GARDENS & PARKING

There are attractive communal gardens along with parking spaces for residents and visitors.

## TENURE

The property is Leasehold on a 125 year Lease from 1 April 1989. The Ground Rent is £250.00 per year and it is pay in two instalments, (£125.00 per half year) payable to E & M Estates. The Service Charge is £3215.15 per year. The Managing Agents are First Port. the Service Charge includes Buildings Insurance, Water Rates, Communal exterior maintenance and the on site manager.



# Tenure

Leasehold

# Council Tax Band

D

# Viewing Arrangements

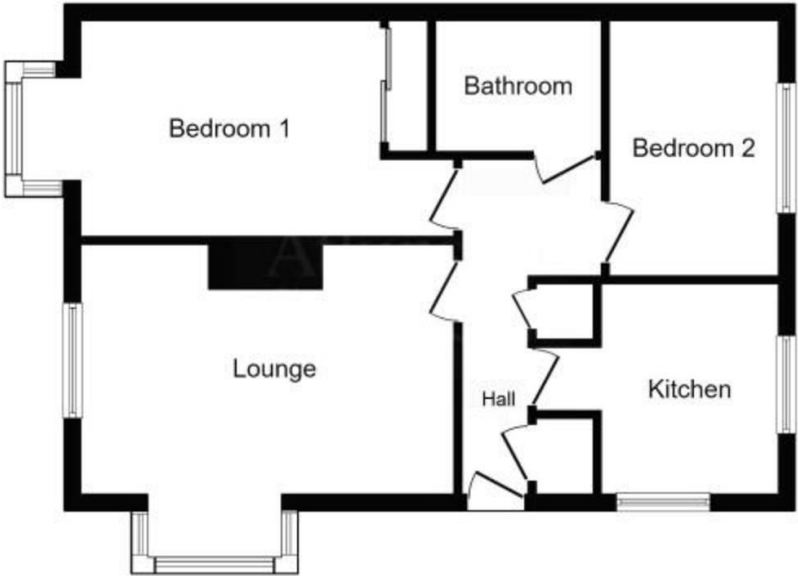
Strictly by appointment

# 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

