



Oaklands Court, 212 Warwick Road

Kenilworth, CV8 1FD

£130,000



This two-bedroom first floor retirement apartment is located within the desirable 'Over 55's' retirement complex of Oaklands Court. Conveniently located to Kenilworth town centre accessing all the towns local amenities and it benefits with being on a bus route. The apartment has been well-maintained and has recently been redecorated and had new carpets, so you could just turn the key and move your belongings in, and then there is always the kitchen you could update if you wanted to add your style to the property.

This apartment enjoys a lovely quiet position being located on the far side of the building. The front entrance door opens into a hallway where there is plenty of space to greet guests. There are two useful storage cupboards and doors lead off to all rooms.

The generous sized living dining room has an electric feature fireplace giving a focal point to the room and the large window allows light to flood in and affords a wonderful view over the communal grounds. A through to flows into the kitchen, fully functioning and is the perfect kitchen to cook up your culinary creations and with its design, everything is at your reach/finger tips. The kitchen has been well looked after and for some you may wish to modernise in time. It is a social layout so you would never feel shut off when cooking or making a brew and either keep the conversation flowing with visitors or to keep an eye on your favourite television programme.



From the hallway there are two bedrooms, a double and a single size. The master bedroom is light and bright having dual aspect windows again with a view over the grounds. Both



In addition to the apartment there is a communal residents lounge/conservatory and a laundry room which is well equipped with washing machines and tumble dryers. There are also guest rooms available should you wish for family or friends to join you for an evening. Outside there are manicured grounds that residents can enjoy during the warmer months and an outside drying area. The carpark offers ample residents and visitors communal parking together with a communal bin store.

The property is being offered for sale with no onward chain.

Oaklands Court was constructed in 1989 and comprises of 35 properties arranged over 3 floors, each served by lift, offering full independent living with apartments available for the over 55's. The House Manager can be contacted from various points within each property in the case of an emergency. For periods when the House Manager is off duty, there is a 24-hour emergency care line response system. The building operates a voice intercom system located at the front communal entrance door where visitors call each apartment directly to gain access into the building. The whole site is accessible by wheelchair.





Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

- Over 55's Retirement Living
- First Floor Apartment
- Open Plan Living Dining Room
- Kitchen
- Two Bedrooms
- Modern Shower Room
- Residents Communal Lounge
- No Chain
- Residents Laundry Room & Guest Suites
- Communal Residents & Visitors Parking

# First Floor

Approx. 51.6 sq. metres



Total area: approx. 51.6 sq. metres





# Natalie Christopher Estate Agents

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