

ehB RESIDENTIAL

Your Property - Our Business

Flat 36 Oaklands Court, Warwick Road, Kenilworth

Offers Invited
£135,000







Oaklands Court is a popular retirement development for the over-55s, conveniently situated just off Kenilworth High Street and within easy reach of the town's excellent amenities. The development offers attractive communal facilities, including a spacious residents' conservatory, an on-site manager, a laundry room, well-tended communal gardens with seating areas and residents' parking.

This spacious second-floor apartment comprises a living/dining room, fitted kitchen, main bedroom, second bedroom and modern shower room. The property also enjoys use of the communal facilities and gardens. Offered for sale with no upward chain. Energy Rating: D.

Location

Oaklands Court is ideally situated on Warwick Road in the heart of Kenilworth, offering convenient access to the town centre and its excellent range of shops, cafés, restaurants and everyday amenities. The property is also well placed for local transport links, with Kenilworth railway station nearby and easy access to Warwick, Leamington Spa, Coventry and the wider motorway network. Kenilworth Castle, Abbey Fields and attractive local green spaces are also within easy reach

Approach

Communal entrance doors to entrance hall moving to the stairs or left to the second floor. Into communal laundry room and conservatory. Second floor - flat located right in front of the lift access and communal stairway. Through the wooden entrance door with spy hole to:

Entrance Hallway

Storage cupboard, doors to both bedrooms, bathroom and lounge, second storage cupboard housing modern hot water heater

Living/Dining Room

16'9" x 14'11" maximum (5.11m x 4.55m maximum)
L shaped lounge/diner with archway through to fitted kitchen, double glazed windows facing the side aspect, wall mounted electric panel heater.

Kitted Kitchen

7'2" x 6'5" (2.2m x 1.97m)
Decorative tiled flooring, range of base and eye level gloss white units, composite single inset sink with chrome mixer tap, freestanding Rangemaster oven and grill with integrated four ring induction hob with stainless steel hooded extraction fan above. Wood effect worktop and decoratively tiled splashbacks and integrated microwave.








Bedroom One
12'3" x 8'5" (3.75m x 2.58m)
Double folding door, built-in wardrobe with rail and shelving space, electric wall mounted panel heater, large double glazed windows facing the side aspect.

Bedroom Two
9'8" x 6'5" (2.97m x 1.97m)
Electric wall mounted panel heater, double glazed window facing the rear aspect.

Bathroom
Modern, fully tiled shower room comprising a generous walk-in shower with glazed screen and electric shower, wash basin with chrome mixer tap and useful built-in shelf storage, and low-level WC. Further features include a heated towel rail, spotlighting and extractor fan.

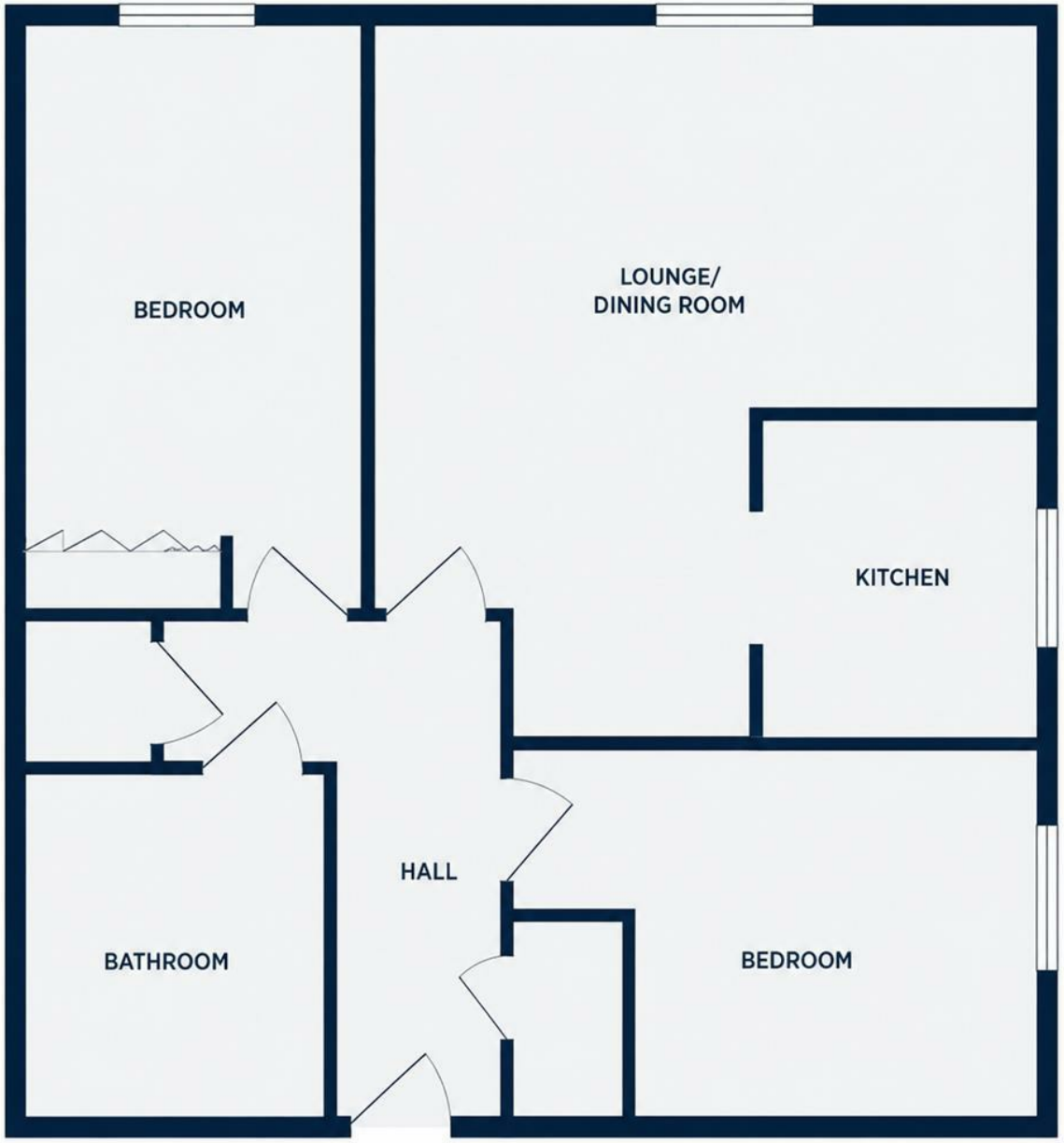
Outside
Oaklands Court is set within attractive, well-stocked and beautifully maintained communal gardens, extending to the front, side and rear, with areas of lawn, established planted borders and pleasant seating areas. To the front of the development is an attractive ornamental pond, further enhancing the landscaped setting.

Services
All mains services are understood to be connected to the property, except gas. NB: We have not tested the heating, domestic hot water system, kitchen appliances, or other services, and while we believe they are in satisfactory working order, we cannot provide any warranties in these respects. Interested parties are invited to make their own inquiries. The building offers a communal laundry room.

Tenure
The property is understood to be leasehold, although we have not inspected the relevant documentation to confirm this. The lease has 63 years remaining, the service charge is approximately £4000 per annum and a ground rent of £284.

Council Tax
The property is in Council Tax Band "C" - Warwick District Council

Postcode
CV8 1FD



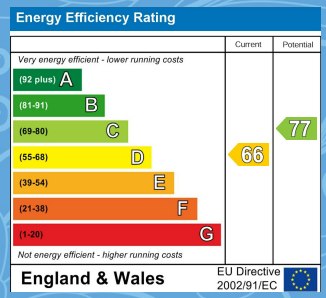
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