



JULIE PHILPOT
RESIDENTIAL



57 Ashdene Gardens | Kenilworth | CV8 2TS

An excellent opportunity to purchase this spacious two-bedroom retirement apartment, the largest design within the popular Ashdene Gardens development. Ideally situated on the first floor, the apartment enjoys an attractive outlook from the living room and is conveniently located close to both the lift and stairs. Both bedrooms are generously proportioned, while the accommodation has been thoughtfully improved with a recently refitted kitchen and contemporary shower room. The former en-suite has been cleverly reconfigured to provide a practical utility area with separate WC. Viewing Recommended.

£189,950

- First Floor Two Bedrooms Apartment
- Refitted Kitchen
- Refitted Shower Room
- En-Suite Utility/WC
- Popular Residential Development
- No Chain



Property Description

ASHDENE GARDENS

This is a very popular retirement development for those over the age of 55 with excellent communal facilities available to include a hair dressing salon, laundry and hobby rooms plus guest suite and residents lounge where regular events are held. There is a House Manager on-site during the day, plus residents and visitors car parking as well as local shops, including a chemist, and bus service close by.

COMMUNAL ENTRANCE

Having security intercom entry system. Lift and stairs to all floors.

Personal entrance door to:

"L" SHAPED ENTRANCE HALL

With night storage heater, smoke detector and security entryphone. Built in double door storage cupboard.

SHOWER ROOM

Recently refitted featuring a generous walk-in shower enclosure with glass screen, vanity wash hand basin and concealed cistern WC. The room also benefits from a heated towel rail, extractor fan and practical accessibility features, including grab rails.

ATTRACTIVE LOUNGE

14' 8" x 9' 9" (4.47m x 2.97m)

With a pleasant sunny aspect, feature fireplace having an electric fire and archway to:

REFITTED KITCHEN

7' 6" x 7' 4" (2.29m x 2.24m)

Recently refitted kitchen featuring a range of high-quality grey wall and base units with marble-effect worktops and a stylish tiled splashback. The kitchen benefits from integrated oven, microwave, fridge and separate freezer together with an induction hob with extractor canopy over. There are two useful corner carousel base units providing easily accessible storage, along with ample cupboard, drawer and worktop space with inset sink unit, and space and plumbing for a dishwasher.

MASTER BEDROOM

16' 4" x 13' 2" (4.98m x 4.01m)

A very large master bedroom having a sunny aspect and built in double wardrobe, night storage heater and door to:

EN-SUITE W/C AND UTILITY AREA

The original en-suite has been reconfigured to provide a useful utility area with plumbing and space for an automatic washing machine and tumble dryer, while retaining a pedestal wash hand basin and W.C. Should a buyer prefer, the room could readily be reinstated as an en-suite. Heated towel rail, Dimplex wall heater, mirror with light and shaver point, extractor fan.

DOUBLE BEDROOM TWO

11' 5" x 8' 7" (3.48m x 2.62m)

The second bedroom can be used as dining room and also has the lovely sunny aspect. Electric wall mounted panel heater.

OUTSIDE AND PARKING

There are delightful and well maintained communal gardens to the development. There are parking spaces for residents and visitors.

TENURE AND SERVICE CHARGES

We understand the property is leasehold, held on a term of 125 years from 1989 (currently 88 years remaining). The management company is First Port and the current ground rent charge (2026) is £245.66 paid in two six month instalments of £122.83. The service charge for 2026 is £2,915.17. We recommend your solicitor verifies this information prior to exchange.



Tenure

Leasehold

Council Tax Band

C

Viewing Arrangements

Strictly by appointment

Contact Details

T: 01926 257540

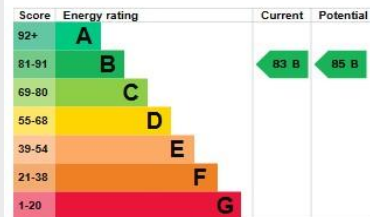
E: sales@juliephilpot.co.uk

W: www.juliephilpot.co.uk

Energy rating and score

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

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



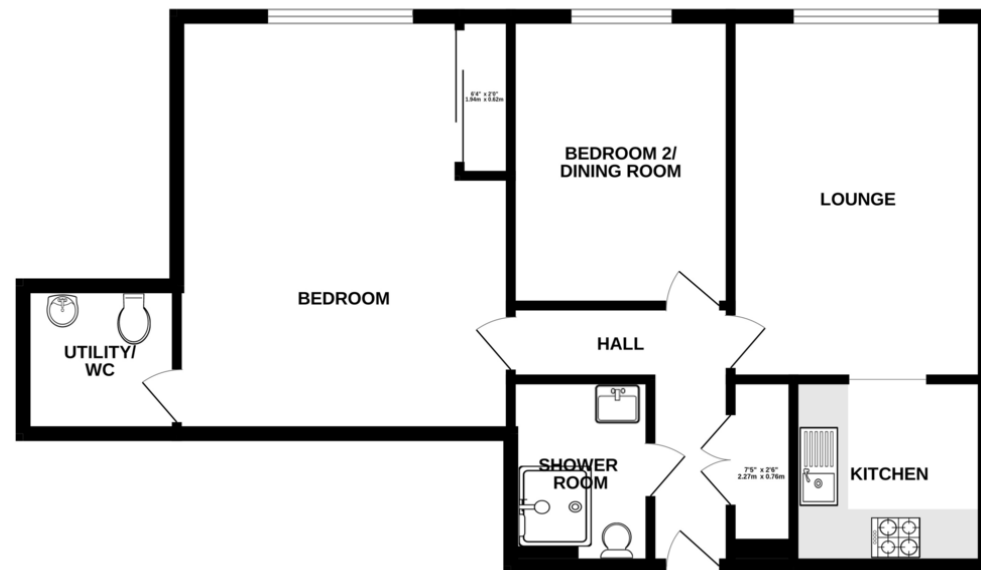
The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

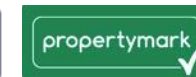
- the average energy rating is D
- the average energy score is 60

GROUND FLOOR 667 sq.ft. (62.0 sq.m.) approx.



TOTAL FLOOR AREA : 667 sq.ft. (62.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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 are 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