



JULIE PHILPOT  
RESIDENTIAL



## 21 Ashdene Gardens | Kenilworth | CV8 2TR

A lovely, well planned retirement bungalow with two bedrooms, quietly positioned within this popular development. The property has been greatly improved by the present sellers to include a re-fitted kitchen, refitted bathroom with large shower, replacement electric heaters and the landscaping of the private rear garden in order to provide easy maintenance whilst also enjoying a sunny south west facing aspect.

Offers Over £200,000

- Retirement Apartment For Over 55's
- Two Bedrooms
- Private Rear Garden
- Excellent Residents Amenities



## Property Description

### **ASHDENE GARDENS**

This is a highly regarded over 55's retirement complex offering a mixture of apartments and bungalows. The grounds are well maintained, the residents social events are excellent, there is also a hobby room, hairdresser, laundry room, library and guest suite within the development and the location is quiet yet convenient. There are shops just around the corner, a bus service close by and the park is to the rear of the complex. There is also an on-site manager.

### **DOOR TO**

#### **ENTRANCE HALL**

With wall mounted electric heater, smoke detector, Tunstall security system. Large walk in storage cupboard with fitted shelving and airing cupboard with fitted shelving and hot water cylinder. Access to roof storage space.

#### **LOUNGE/DINER**

16' 1" x 10' 3" (4.9m x 3.12m)

Having feature fireplace with electric log effect fire and marble hearth. Wall mounted replacement electric heater, tv aerial connection and door to rear garden.

### **KITCHEN**

7' 1" x 8' 8" (2.16m x 2.64m)

A modern fitted kitchen having a range of cupboard and drawer units, tall larder unit and matching wall cupboards. Inset stainless steel sink unit with mixer tap over and cupboard under. Complementary worktops, slot in electric cooker with four ring hob and double oven with grill under and extractor hood over. The built in Beko slimline dishwasher, Grundig washing machine and integrated fridge freezer are all included.

### **BEDROOM TWO/DINING ROOM**

8' 7" x 6' 4" (2.62m x 1.93m)

With wall mounted electric heater

### **RE-FITTED SHOWER ROOM**

7' 2" x 5' 4" (2.18m x 1.63m)

Having large curved shower enclosed with sliding shower screen door, pedestal wash basin and W.C. Complementary tiling, extractor fan and heated towel radiator.

### **DOUBLE BEDROOM**

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

Having rear garden views, wall mounted replacement heater and built in double wardrobe with sliding doors.

### **OUTSIDE**

#### **PARKING**

There are parking spaces as you enter the development. Parking is not allocated.

#### **GARDENS**

There are communal gardens to the front of the properties which are maintained as part of the management and service charges.

#### **PRIVATE REAR GARDEN**

Number 21 Ashdene has its own private garden enjoying a sunny aspect and providing easy maintenance with 'astro turf' lawn. There is a nice patio seating area, well stocked shrubbery borders and gated side access

### **TENURE**

The property is Leasehold. The Lease commenced in 1989 and is a 125 year term. The Service Charges are £242.99 per month which includes the Ground Rent. The Managing Agents are First Port.



# Tenure

Leasehold

# Council Tax Band

D

# Viewing Arrangements

Strictly by appointment

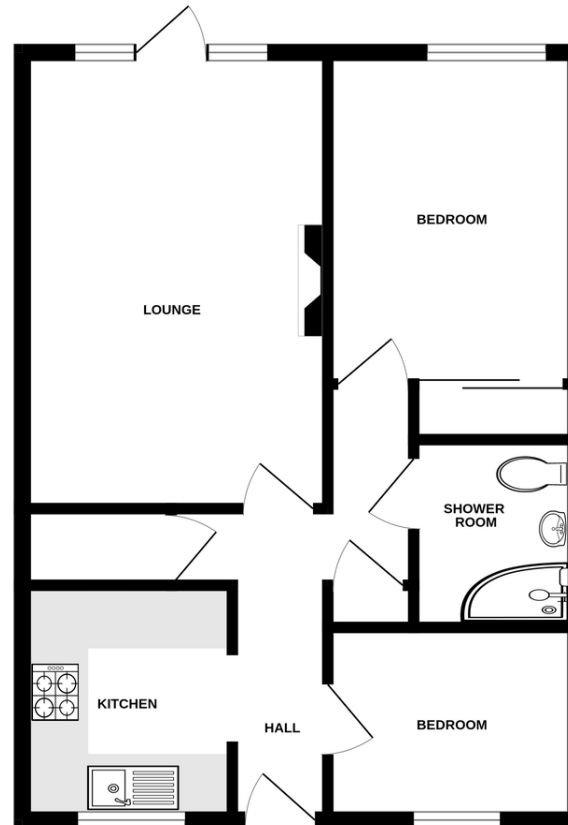
# Contact Details

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497 sq.ft. (46.2 sq.m.) approx.

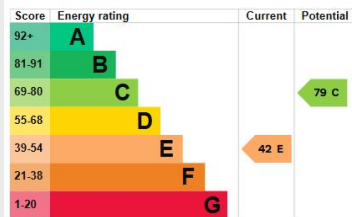


TOTAL FLOOR AREA: 497 sq.ft. (46.2 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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## Energy rating and score

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

[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



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate 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