



JULIE PHILPOT
RESIDENTIAL



4 Oakands Court | Warwick Road | Kenilworth | CV8 1FD

£87,500

A well positioned ground floor retirement apartment having nice views to the front of the development. The property benefits from a newly extended long lease, one double bedroom with plenty of storage and fitted wardrobes, a refitted shower room and modern kitchen. This lovely home is ready to move straight into, is well presented throughout and enjoys the excellent amenities within this sought after development that is

- Ground Floor Retirement Apartment
- Extended Lease
- One Double Bedroom
- Ideal Position To Front of Building



Property Description

OAKLANDS COURT

Oaklands Court is a well managed and well presented development for those over 55, there are attractive gardens plus the amenities of the town centre are within easy reach. The bus stop is close by for regular buses to Leamington and Coventry. There is also a communal conservatory and kitchen for residents use, a laundry room, guest suite and on-site manager.

COMMUNAL ENTRANCE

With security entryphone system, manager's office and access to residents communal facilities. Staircase and lifts to all floors.

PERSONAL ENTRANCE DOOR

ENTRANCE HALL

With electric radiator, mirrored door wall unit and large storage cupboard housing Ariston unvented water heater plus fitted shelving.

LOUNGE

13' 11" x 10' 7" (4.24m x 3.23m)
With modern electric radiator, lovely views to the front, two wall light points and tv aerial connection. Archway to

KITCHEN

7' 5" x 7' 2" (2.26m x 2.18m)
Having a range of modern gloss cupboard and drawer units and matching wall cupboards. Single drainer stainless steel sink, space for tall fridge/freezer and Zanussi four ring electric hob with extractor hood over.

RE-FITTED SHOWER ROOM

A modern refitted bathroom with a corner shower enclosure having Triton shower and curved shower screen. Pedestal wash basin, w.c and complementary tiling. Vent Axia extractor and Dimplex wall heater. Heated towel rail.

DOUBLE BEDROOM

13' 1" x 9' 6" (3.99m x 2.9m)

Having views to the front of the development, Dimplex heater, built in double door wardrobe and further built in bedroom furniture to include drawer unit, bedside tables and triple door wardrobe unit.

TENURE

The property is Leasehold with a newly extended Lease of 125 years from 2022. The Management agents are First Port, the monthly Service Charge is currently £311.00 per month which includes the Ground Rent. The Service Charge covers site manager, buildings insurance, 24 hour alarm system and use of communal facilities.

OUTSIDE

GARDENS AND PARKING

There are parking spaces to the front and side of the development available for owners and guests to use. They are not allocated. There are also very attractive and well tended communal gardens to the front, side and rear with lawns, shrubbery borders and various areas for seating. to the front is a large pond which is well screened.



Tenure

Leasehold

Council Tax Band

B

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

GROUND FLOOR
415 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA: 415 sq.ft. (38.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
*Made with Metrage 12/20

Energy rating and score

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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