



Adcock Drive, Kenilworth

£189,950

- Two Bedroom End Terraced Retirement Bungalow
- Hall & Outside Store
- Energy Rating D-65
- Full Width Conservatory
- No Onward Chain
- 70% Ownership
- Fitted Kitchen
- Two Bedrooms
- Driveway Parking To side
- Warwick District Council- Tax Band C

Adcock Drive, Kenilworth

A Two bedroom end terraced retirement bungalow, situated on complex managed by Midland Heart on a 70% ownership basis. The bungalow, situated in a maintained parkland style garden has a large double glazed conservatory addition to rear, modern kitchen and shower room. The accommodation comprises: reception hallway, fitted kitchen, living room with bay, two bedrooms, shower room, conservatory, maintained gardens to front and rear, designated parking space. The bungalow is offered for sale with full gas fired central heating, double glazing and no onward chain.



Council Tax Band: C



THE PROPERTY

A two-bedroom end terraced retirement bungalow situated on a retirement complex managed by Midland Heart 70% ownership. The fully double glazed gas centrally heated bungalow situated in a maintained parkland style garden has a large double glazed conservatory addition to rear, modern kitchen and shower room. The accommodation comprises: reception hallway, fitted kitchen, living room with bay window, two bedrooms, shower room, conservatory, maintained gardens to front and rear, designated parking space.

OWNERSHIP

What does 70% ownership mean? The Midland Heart retirement scheme at Adcock Drive is specifically designed for those of 60 years and over, or 55 years and in receipt of disability living allowance, to purchase a bungalow for their own ownership and occupation at only 70% of the full market value. There is no equity share and Midland Heart make no charge for the additional 30% that is owned by the housing association. There is a monthly maintenance charge to cover the services of maintenance and the resident manager on site who has been at the property for 23 years.

ENTRANCE

To the front of the property is a built-in store housing the gas and electricity meters and providing useful additional storage space. A panelled front door with glazed side screen leads into

RECEPTION HALL

Radiator with shelf over, electricity fuses concealed high level cupboard, space for fridge freezer, wood laminate flooring, panelled and glazed door into the

KITCHEN

7'2" x 8'10"

Comprehensively fitted with a range of matching beech fronted base and wall units with brushed steel handles and black rounded edge work surfaces, inset stainless steel single drainer sink unit with mixer tap, ceramic tiling to splash back, space and plumbing for washing machine, slot in gas cooker with concealed illuminated extractor hood above, ceiling spot lights, double glazed window to the side, radiator, ceramic tiled floor, reduced opening and bi folding door to the

LOUNGE

14'7" x 10'6"

With double glazed bay window with deep sill, radiator, wood laminate flooring.

INNER HALL

Access to roof space, wood laminate flooring, door to

BEDROOM

11'1" x 10'6"

With radiator, wood laminate flooring, TV point and glazed door with matching side windows lead to

CONSERVATORY

9'2" x 16'8"

With central ceiling light, radiator, laminate flooring, and TV aerial point.

BEDROOM

6'7" x 8'10"

With glazed window to rear, radiator and ceiling light.

SHOWER ROOM

With a three-piece suite with easy access shower area with chrome mixer and attachments, pedestal wash hand basin, low level w.c, ceramic tiling to walls, radiator, laminate flooring, mirrored vanity cabinet, opaque double glazed window, glazed rear window and folding door, airing cupboard housing a Valliant condensing boiler serving the hot water and central heating.

OUTSIDE

To the front of the bungalow is a maintained lawned fore garden with stepped paved pathway with hand rail leading to front door, tarmac designated car parking space to side and addition gate leading to the maintained side gardens.

REAR GARDENS

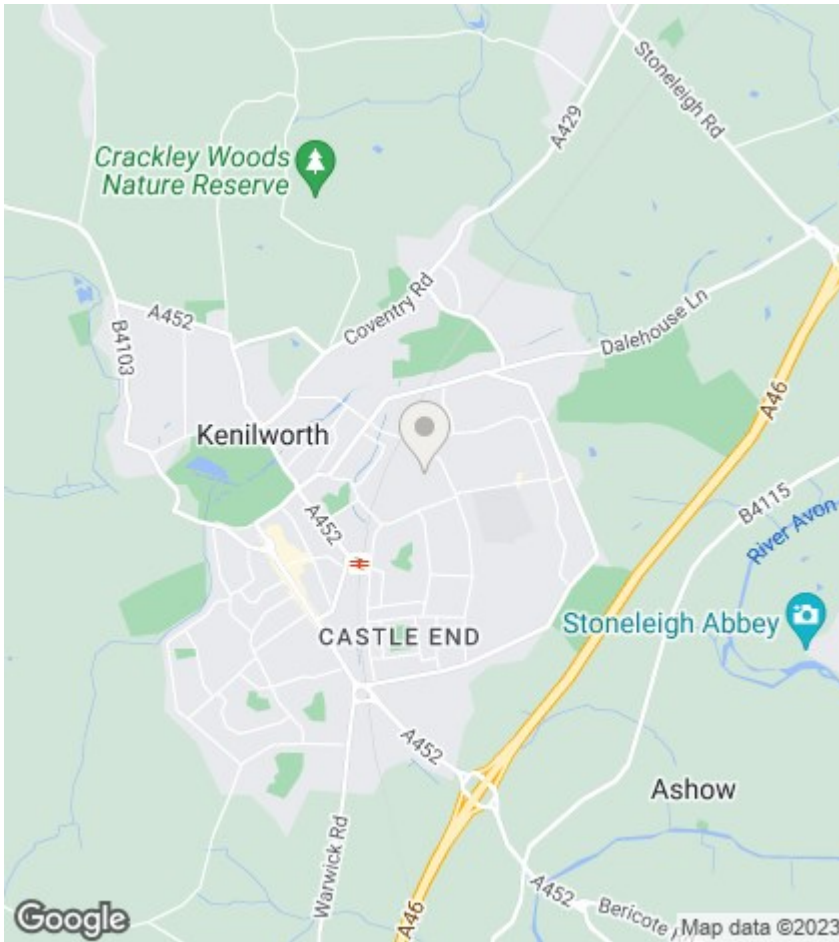
The property is further set to the rear in attractive landscaped gardens, again fully maintained with lawns, flower beds and borders.

TENURE

The property is leasehold with an assumed 125 year lease and subject to the potential purchaser meeting the criteria for residency at the scheme ie; they must be over 60 years of age or 55 years plus in receipt of disability allowance. There is a monthly service charge of approx £150 paid to Midland Heart- The purchaser is responsible for paying circa £400 plus VAT for the grant of a new lease plus a document fee of £65.00 plus VAT.

FIXTURES AND FITTINGS

All fixtures and fittings as mentioned in our sales particulars are included; all others are expressly excluded.



Viewings

Viewings by arrangement only. Call 01926 857244 to make an appointment.

EPC Rating:

