



Adcock Drive, Kenilworth

£170,000

- Two Bedroom End Terraced Retirement Bungalow
- Fitted Kitchen
- Energy Rating C -70
- Double Bedroom With Wardrobes
- Gas Central Heating, Double Glazing & Parking
- Side Canopy Porch, Entrance & Hall
- Living Room With Box Bay Window
- Shower Room
- Bedroom Leading To Conservatory
- Warwick District Council - Band C

Adcock Drive, Kenilworth CV8 2RB

An opportunity to acquire a 70% share of a leasehold two bedroom end terraced retirement bungalow in a managed retirement scheme under the management of Midland Heart. Situated in this sought after location off Park Hill with a regular bus service and within access to local shops, town centre of Kenilworth and many local amenities. The gas centrally heated, double glazed bungalow offers ideal retirement accommodation. Entrance hall, kitchen, spacious living room, inner hall with cupboard, shower room, double and single bedroom, attractive surrounding maintained garden, rear patio and parking space. The property is offered for sale with no onward chain.



Council Tax Band: C



The Property

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Entrance

With a uPVC and double glazed side entrance door with matching side screen with wall mounted cupboards housing the gas and electricity meters, step with tiled and pitched canopy porch into the

Reception Hall

With radiator, ceiling light, wall mounted modern 18th edition electric isolation unit, wood laminate floor, Honeywell temperature control clock for the central heating, storage cupboard with slatted shelving, and arch to the

Kitchen

6'9" x 8'9"

Fitted with a range of matching base and wall units with marble effect rounded edge work surfaces, single drainer stainless steel sink with chrome mixer tap, slot in electric cooker with four ring hob, space and plumbing for a washing machine, space for large upright fridge freezer, ceramic tiling to splash back, wall mounted Worcester combination boiler servicing the hot water and central heating, double glazed window to front and ceiling light.

Lounge

14'8" x 13'6"

Door from the hall with feature front box bay window with double glazed windows, radiator, t.v point, BT master socket for telephone and broadband, ceiling light, coving, door to the

Inner Hall

With wood laminate flooring, access to roof space with retractable ladder and further doors leading off.

Bedroom

11'2" x 10'4"

With radiator, door and matching secondary glazed windows either side into the conservatory, range of matching built in wardrobes to either side of the bed with cupboards above and matching four draw chest of drawers.

Bedroom

6'6" x 8'9"

With radiator, double glazed window to rear, ceiling light, coving and dado rail.

Shower Room

With a three piece white suite with low level w.c, vanity wash hand basin with cupboard below, corner shower enclosure with mains fed shower, ceramic tiling to walls and floor, opaque double glazed window to side, radiator, ceiling light, wall mounted mirror.

Conservatory

With a pitched polycarbonate roof and surrounding double glazed windows and door to patio, radiator and fitted blinds.

NOTE- The Conservatory does not form part of the dimensions and cannot be replaced or improved, just maintained as per the directive from Midland Heart.

Outside

The property is surrounded by well-kept communal gardens and borders, there is a timber garden shed and pathway to the front where there is a tarmac drive and parking for one vehicle.

Tenure

The property is leasehold with a 60 year lease granted for the new purchaser upon completion, and subject to the potential purchaser meeting the criteria for the residence 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.

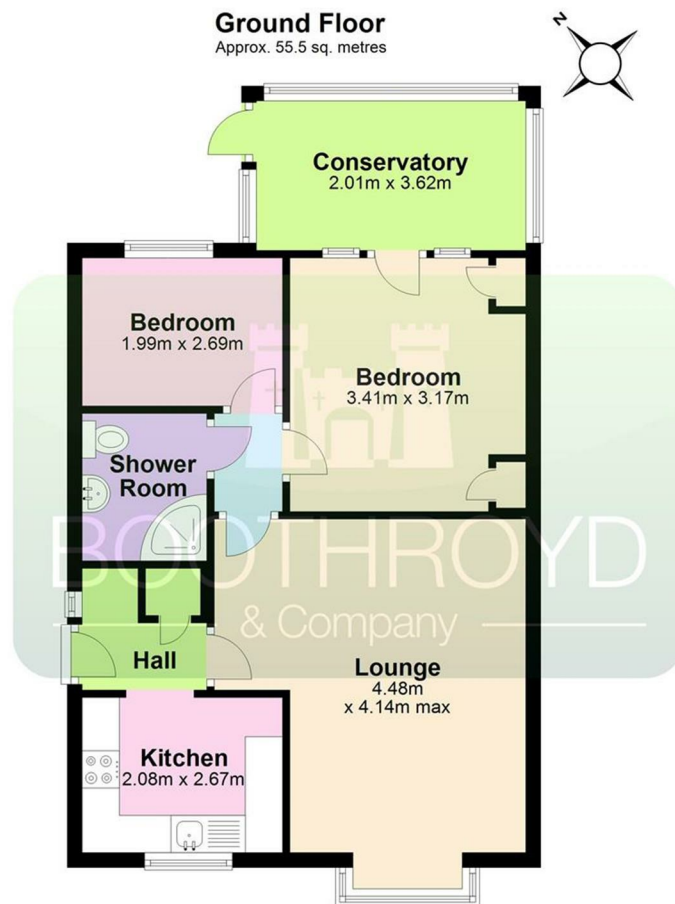


Viewings

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

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Total area: approx. 55.5 sq. metres