Camelot Grove, Kenilworth

£125,000

- Remodelled & Refitted One Bedroom Retirement Bungalow
- Conservatory Onto The Gardens
- Refitted En-suite Shower Room Off
- New Lease On Completion
- No Onward Chain
- Refitted Open Plan Kitchen/Living Room
- Spacious Double Bedroom
- Double Glazing & Electric Heating
- Ample Off Road Parking
- Internal Viewing Advised

19 The Square, Kenilworth, Warwickshire, CV8 1EF
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Camelot Grove, Kenilworth

A beautifully appointed, remodelled and refitted one bedroom terraced bungalow having advantage of its own front door and a sunny private rear garden on this ever popular development. The property comprises, enclosed porch, reception hallway, open plan refitted living/kitchen area with integrated appliances, doors into the conservatory that overlooks the attractive paved rear garden, double bedroom with built in wardrobes and open plan refitted three piece en-suite shower room with dressing area. The property is offered for sale with no onward chain and viewing is advised.

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Council Tax Band: B

Approach
The bungalow is approached across a paved pathway leading to the uPVC entrance door that leads into the porch with inset matting, wall mounted electric isolation unit, ceiling light, door to the

Reception Hall
With smoke alarm, ceiling light, opening to the

Open Planing Living Room
With LED ceiling lights, feature living flame effect log electric wall mounted fire, double glazed window and door overlooking the conservatory opening to the

Kitchen Area
Comprehensively refitted with a range of matching grey high gloss fronted base and wall units with wood grain effect block edged work surfaces with matching splashback with one and a half bowl grey ceramic sink with mixer tap, single fan assisted oven with grill and shelf for microwave over, integrated fridge freezer and washing machine, peninsular bar with wood grain work top with two ring induction hob and cupboards below, pelmet lighting, vinyl flooring to kitchen area.

Double Bedroom
With double glazed window to front with fitted blinds, built in wardrobes to one wall with mirror sliding doors with hanging and shelving, LED down lighters, electric heater, t.v shelf, archway opening to the

En Suite And Dressing Area
With a three piece white suite with low level w.c, vanity wash hand basin with cupboard below and central mixer tap, walk in shower cubicle with Triton electric shower and easy wipe splashback, LED down lighters, extractor fan, vinyl floor, heated chrome towel rail, further built in mirrored wardrobes/storage cupboard with hanging and shelving.

Conservatory
With double glazed windows and double glazed french doors leading to garden, polycarbonate insulated roof, power points and central ceiling light, fitted blinds to windows and vinyl flooring.

Rear Garden
Fully enclosed by perimeter fencing, replacement timber garden summerhouse, garden laid to attractive low maintenance sandstone style paving with timber gate to rear.

Front
To the front of the property there is an inset lawned fore garden with nicely kept boarders with rose bushes.

Tenure
The property is leasehold and is held on a 99-year lease, which resets to a full 99 years when a new purchaser takes over.
The management company is Sanctuary Housing, located at Estuary House, Peninsular Road, Rydon Lane, Exeter EX2 7XE. You can reach them by telephone at 0121 525 3131.
The service charge is approximately £212 per month, which covers ground maintenance, buildings insurance, as well as management services and the provision of a resident manager for the development.

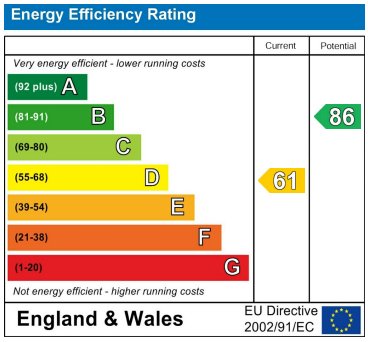
Fixture And Fittings
All fixtures and fittings as mentioned in our sales particulars are included; all others are expressly excluded.

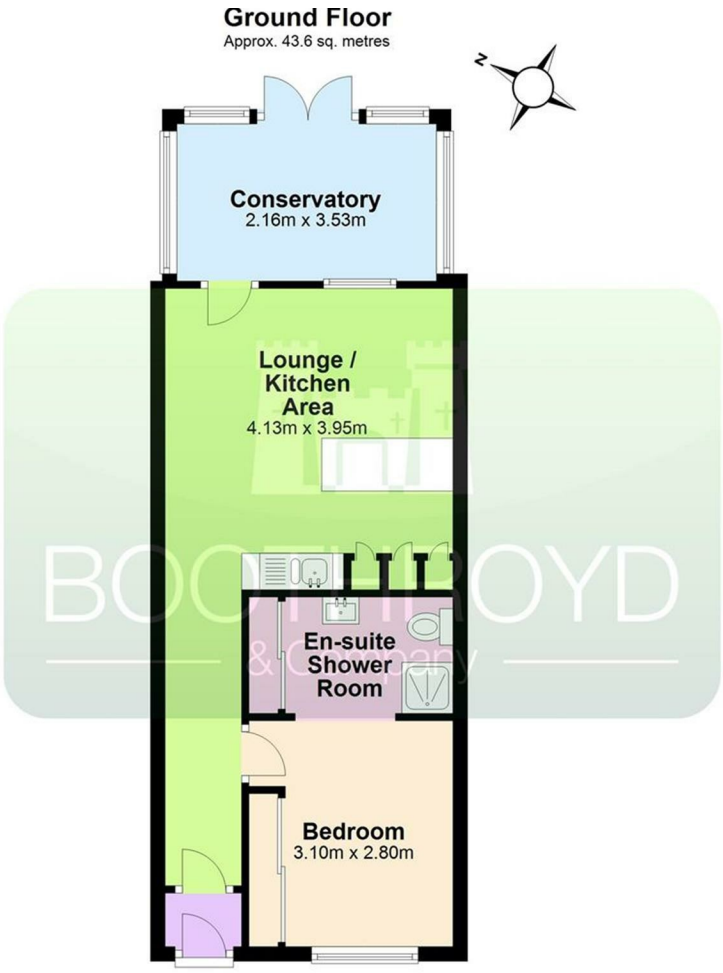
Viewings

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

EPC Rating:

D





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