



Adcock Drive, Kenilworth

Offers In The Region Of £189,950

- Two Bedroom Semi-Detached Bungalow With Garage
- Open Plan Hall & Kitchen To Front
- Double & Single Bedroom
- Garage & Driveway Parking
- Gas Central Heating & Double Glazing
- Refitted Shower Room
- Energy Rating C - 70
- Lounge With Box Bay
- Attractive South Facing Communal Gardens
- Warwick District Council - Tax Band C

Adcock Drive, Kenilworth CV8 2RB

An opportunity to acquire a 70% share of a leasehold two bedroom semi detached 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 and fully double glazed semi-detached bungalow offers ideal retirement accommodation on the sunny south side backing onto the nature reserve with gate. The property comprises; entrance hall, modern open plan fitted kitchen, lounge, inner hall with cupboard, refitted shower room, master bedroom, single bedroom two, attractive surrounding maintained garden and private patio, driveway parking to front with brick built single garage with new electric roller door and new front pathway.



Council Tax Band: C



Approach

With a uPVC and double glazed front door with matching side screen with adjacent storage cupboard housing the gas and electricity meters.

Reception Hall

With radiator, ceiling light, wall mounted fuses, coat hooks, opening to the

Kitchen

9'10" x 8'9"

Open plan and fitted with a range of matching beech fronted base and wall units with brushed steel handles and marble effect rounded edge work surfaces, one and a half Franke composite sink with chrome mixer tap, slot in dual fuel cooker with twin gas oven below and concealed illuminated extractor hood, Bosch washing machine, large upright fridge freezer all included in the sale, ceramic tiling to splash back, wall mounted Valliant combination boiler servicing the hot water and central heating, double glazed window to side, ceiling light.

Lounge

14'8" x 10'5"

Feature front box bay window with double glazed windows, radiator, t.v point, new electric log effect fire with white wood surround, ceiling light, phone socket, smoke alarm, wall mounted digital temperature control clock for the central heating, door to

Inner Hall

With built-in storage cupboard with fitted shelving, access to roof space and further doors leading off

Double Bedroom One

11'0" x 10'5"

With radiator, double glazed door and matching double glazed windows either side onto the patio, telephone point, TV point, ceiling light, radiator.

Bedroom Two

6'9" x 8'9"

With radiator, double glazed window to rear, ceiling light.

Wet Room

Comprehensively refitted with a three piece white suite with high level w.c, vanity wash hand basin with cupboard below, large walk in shower enclosure with mains fed shower with chrome fittings, porcelain tiles to walls, vinyl flooring, opaque double glazed window to side, LED ceiling light, heated chrome towel rail.

Garage

With new electric roller door to front with power and light connected, useful eaves storage and new rear pedestrian door to the communal gardens.

Outside

To the front of the property is an attractive lawned maintained fore garden with a designated car parking and gravelled driveway leading to the garage. A side secured shared pathway leads to the attractive and beautifully laid out and landscaped open rear garden, again fully maintained and principally laid to lawn with flower beds and borders, mature trees and screening hedges. Directly to the rear of the bungalow is private patio with surrounding fencing and privacy screening, gate onto the nature reserve.

Service Charge

The property is leasehold with a new lease granted on completion 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 £350 plus VAT for the grant of a new lease plus a document fee of £65.00 plus VAT.

Tenure

The property is leasehold.

Servcies

All mains services are connected.

Mobile Coverage

EE
Vodafone
Three
O2
Broadband

Basic
7 Mbps
Superfast
101 Mbps
Ultrafast
1000 Mbps
Satellite / Fibre TV Availability

BT
Sky
Virgin

Fixtures & Fittings

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



Viewings

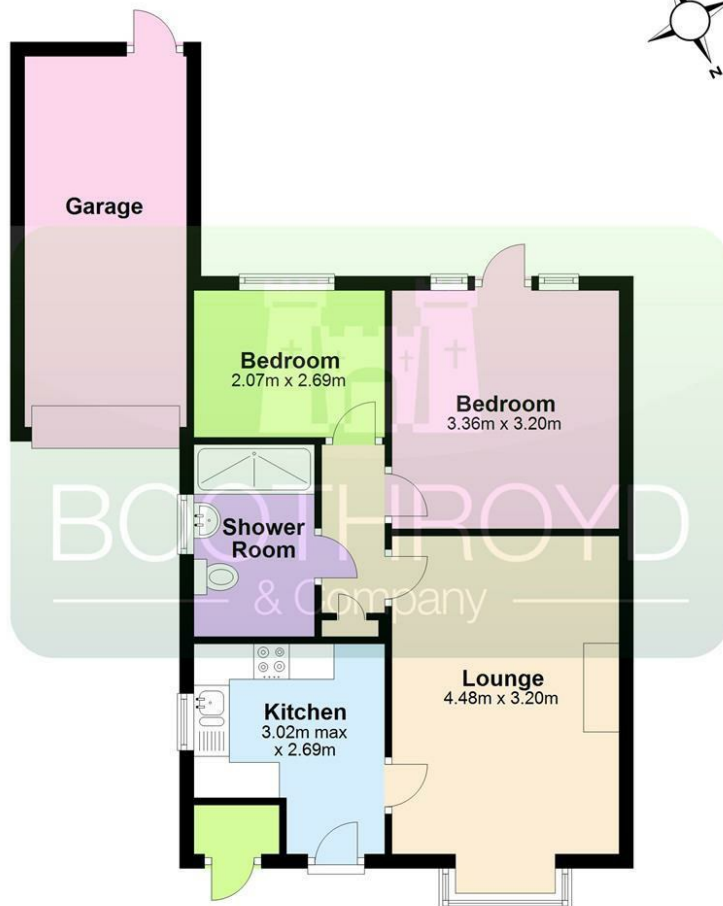
Viewings by arrangement only. Call 01926 857244 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(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	

Ground Floor

Approx. 59.0 sq. metres



Total area: approx. 59.0 sq. metres