



Adcock Drive, Kenilworth

Offers In The Region Of £175,000

- Two Bedroom Semi-Detached Retirement Bungalow
- Enclosed Porch And Utility Store
- Reception Hall And Airing Cupboard
- L Shaped Living/Dining Room
- Parking And Gardens
- 70% Ownership
- Energy Rating C - 69
- Fitted Front Kitchen
- Two Bedrooms, One With Fitted Wardrobes
- 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, double glazed bungalow offers ideal retirement accommodation. Enclosed porch, entrance hall, kitchen, spacious lounge/dining room, conservatory, inner hall with cupboard, wet room, double and single bedroom, main bedroom with fitted wardrobes and attractive surrounding maintained garden, rear patio, timber shed and parking space. The property is offered for sale with no onward chain and viewing is advised.



Council Tax Band: C



Entrance Porch

With a uPVC and double glazed porch with matching side screens and ceiling light, uPVC door to a utility cupboard housing the gas and electricity meters, with slatted shelf currently used for a tumble dryer.

Reception Hall

With radiator, ceiling light, wall mounted modern 18th edition electric isolation unit, airing cupboard with slatted shelving, housing the Vaillant combination boiler servicing the hot water and central heating vented through the loft, door to

Kitchen

8'8" x 6'9"

Fitted with a range of matching original base and wall units with marble effect rounded edge work surfaces, single drainer stainless steel sink, slot in electric cooker with four ring hob, space and plumbing for a washing machine, space for large upright fridge freezer, space for slim-line dishwasher, ceramic tiling to splash back, double glazed window to front and ceiling strip light, vinyl flooring and radiator.

Lounge/Dining Room

13'11" x 14'7"

L shaped room with central ceiling light, t.v point, radiator, temperature control clock for the central heating, glazed door and windows into the

Sun Room

8'6" x 9'4"

Hexagonal shaped conservatory with full height double glazed windows with door to patio, ceiling light.

Inner Hall

With access to insulated roof space, ceiling light and further doors leading off.

Double Bedroom One

10'5" x 11'1"

With original glazed windows to rear, ceiling light, radiator, built-in wardrobe to one wall with three matching sliding doors with hanging and shelving.

Bedroom Two

8'9" x 6'5"

With original glazed window to front, ceiling light and radiator.

Wet Room

Three-piece wet room with a low level w.c, pedestal wash hand basin with central mixer tap, shower area with bi-folding low level glazed doors, grab rails and nonslip flooring, ceramic tiling to walls, heated chrome towel rail, opaque double glazed window to front, mirrored vanity cabinet, extractor fan.

Outside

The property is surrounded by well-kept communal gardens and borders, there is a timber garden shed in the rear garden with adjoining patio and pathway. To the front there is a tarmac driveway and parking for one vehicle, pathway and paving to the front door offering additional sitting area for the front southerly aspect.

Service Charge

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.

Tenure

The Property is leasehold.

Services

All mains services are connected.

Mobile Coverage

EE
Vodafone
Three
O2
Broadband

Basic
2 Mbps
Superfast
75 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

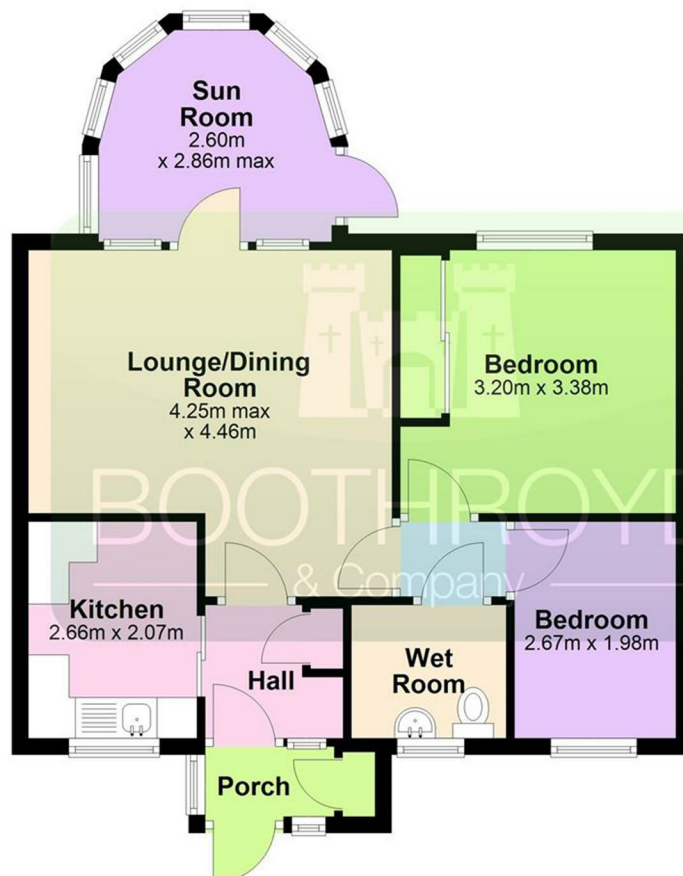
Viewings by arrangement only. Call 01926 857244 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		69	
(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. 56.3 sq. metres



Total area: approx. 56.3 sq. metres