



## Camelot Grove, Kenilworth

£159,950

- One Bedroom Mid Terraced Retirement Bungalow
- Open Plan Living/ Kitchen
- Double Bedroom
- Refitted Three Piece Shower Room
- Triple Glazing & Electric Storage Heating
- Open Porch, Entrance Hall
- Energy Rating C
- Insulated Conservatory With Triple Glazing
- Courtyard Garden
- Warwick District Council Tax Band B



# Camelot Grove, Kenilworth, CV8 2QH

An attractively presented one bedroom mid terraced bungalow offered for sale with no chain and immediate vacant possession with the benefit of a quiet safe and secure retirement complex with resident Manager offering; canopy porch, small hall, attractive living room, fitted kitchen with appliances, inner hall with useful storage and airing cupboard, refitted shower room, fitted double bedroom with quality built-in wardrobes, insulated conservatory, and access to rear private enclosed low maintenance patio garden. There is electric night storage heating, full double triple glazing and set within a well managed retirement complex with maintained front gardens.



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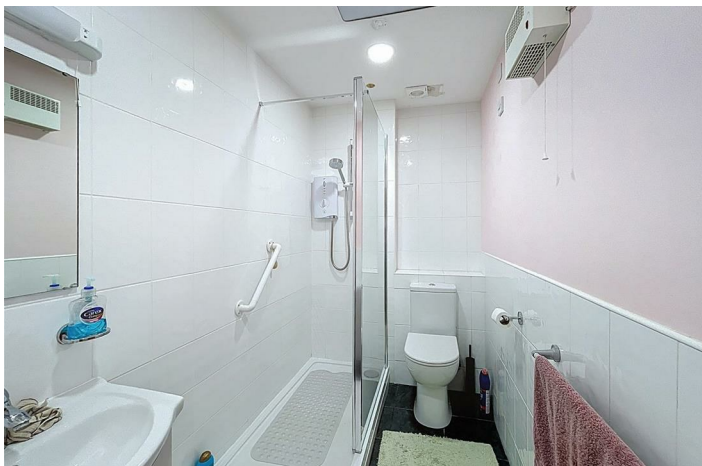


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C

Council Tax Band: B



### Front

To the front of the property is a communal lawned fore garden with planted shrubs and pathway to the front door.

### Entrance

External canopy porch with pitched tiled roof, external light, composite front into the

### Hall

With inset matting, fitted coat hooks, trip consumer unit, ceiling light, panelled door leading into

### Living Room

Electric Dimplex Quantum electric storage heater, triple glazed front window, t.v. aerial point, LED ceiling down lighters, archway to the

### Kitchen

Fitted with a range of base and wall units with rounded edge work surfaces, integrated under-counter fan-assisted oven and grill, four ring Bosch induction hob with Zanuzzi illuminated extractor hood, stainless steel sink unit with drainer, space for Tricity Bendix washing machine included in the sale, wood laminate flooring, wall mounted LED strip light, space for fridge freezer. Electric convection heater, shelf mounted microwave included, ceramic tiling to splashback, wood laminate flooring.

### Inner Hall

With smoke alarm and ceiling light, doors leading off, built-in airing cupboard with factory insulated lagged copper cylinder with dual immersion heaters and slatted shelving, additional shelved storage cupboard, door to

### Refitted Shower Room

With a refitted three piece white suite with high level w.c, vanity wash hand basin with chrome mixer tap and cupboard below, large walk-in shower enclosure with fitted screen and Mira Sport electric shower, ceramic tiling to walls, black contrasting ceramic tiled floor, two LED downlighters, access to insulated roof space, fitted mirror and illuminated shaver point.

### Double Bedroom

With a window overlooking the conservatory, ceiling light, original Creda electric storage heater, four door wardrobes with hanging and shelving, panelled and glazed door into the

### Conservatory

With a pitched lightweight tiled insulated roof with LED

downlighters surrounding replacement triple-glazed windows with triple-glazed door to the garden, and wood laminate flooring.

### Rear Courtyard Garden

To the rear of the bungalow with a delightful low maintenance private enclosed paved garden with pedestrian access and a timber garden storage shed.

### Tenure

The property is leasehold and held on a 99 year lease, which reverts back to 99 years when a new purchaser takes over the property. The management company is: Sanctuary Housing, Estuary House, Peninsular Road, Rydon Lane, Exeter EX2 7XE. Telephone number: 0121 525 3131. The service charge is a £450 per quarter, which covers ground maintenance, window cleaning, buildings insurance, together with management and provision of a resident Manager to the development.

### Services

All mains services are connected;  
Mobile coverage

EE  
Vodafone  
Three  
O2  
Broadband

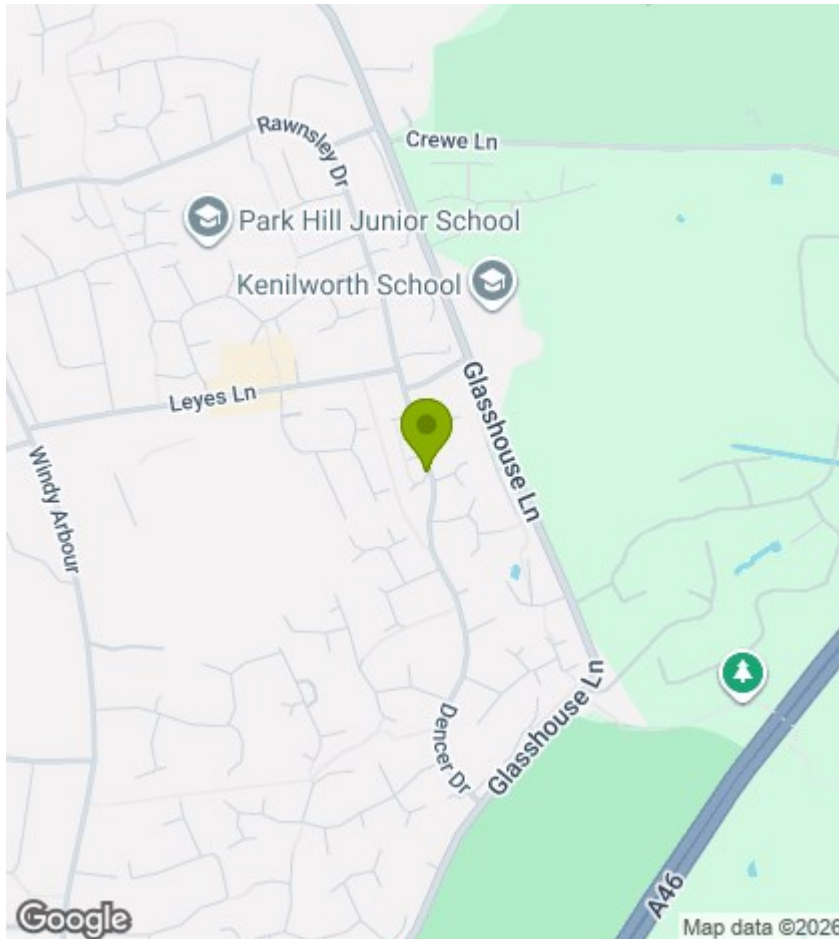
Basic  
1 Mbps  
Superfast  
80 Mbps  
Ultrafast  
1000 Mbps  
Satellite / Fibre TV Availability

BT  
Sky  
Virgin

### Fixtures & Fittings

All fittings and fixtures 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:

C

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         | 86                      |
| (69-80) <b>C</b>                            | 77      |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

## Ground Floor

