BOOTHROYD
& Company

Camelot Grove, Kenilworth

Offers In The Region Of £135,000

- 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

19 The Square, Kenilworth, Warwickshire, CV8 1EF
01926 857244

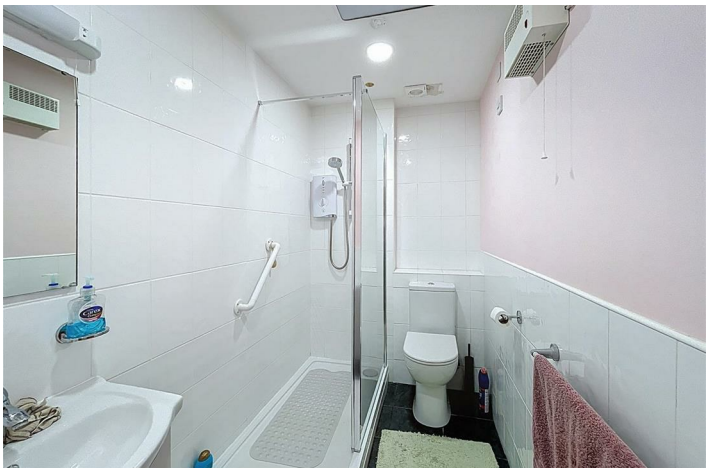
sales@boothroyd.co.uk
www.boothroyd.co.uk

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.

1 1 1 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 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.

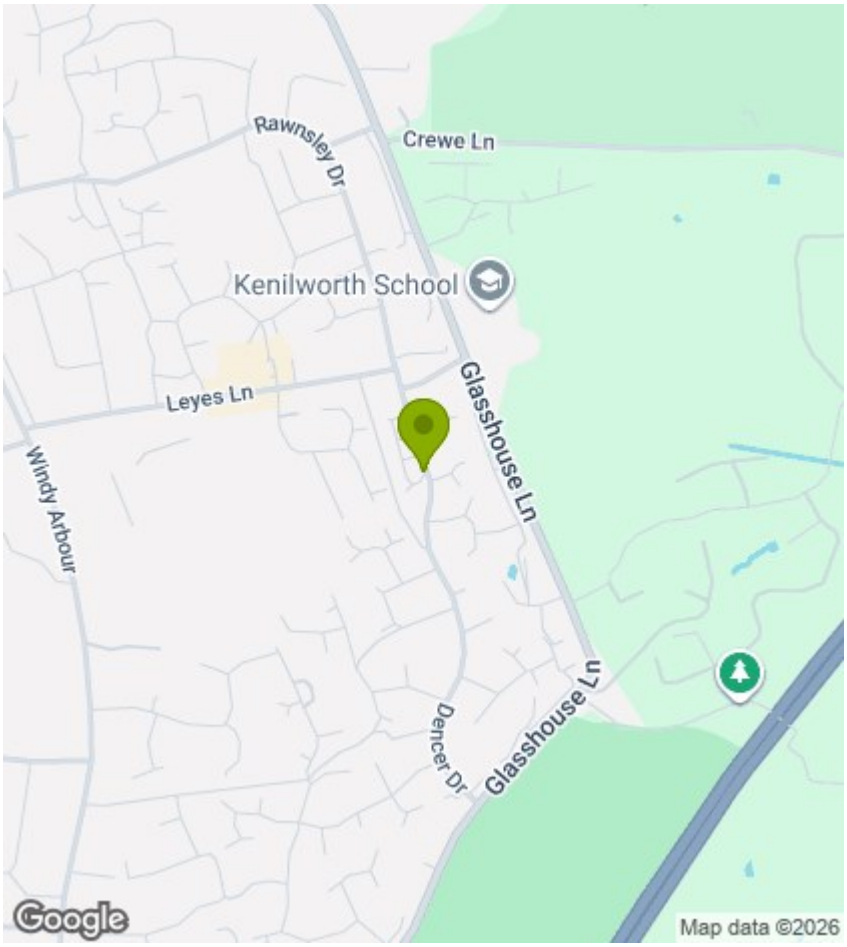
Services
All mains services are connected;
Mobile coverage

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.

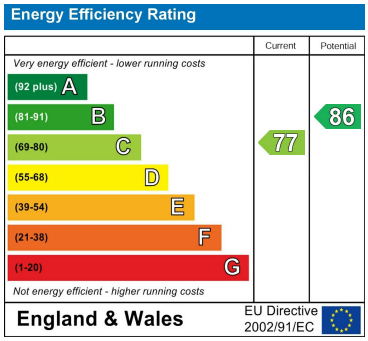


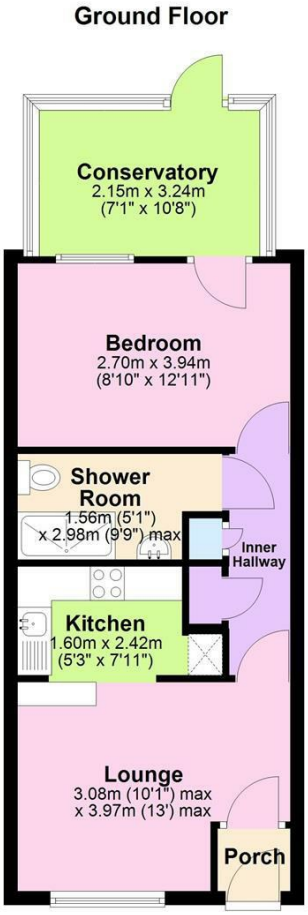
Viewings

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

EPC Rating:

C





19 The Square, Kenilworth, Warwickshire, CV8 1EF
01926 857244
sales@boothroyd.co.uk
www.boothroyd.co.uk