



Camelot Grove, Kenilworth

Offers In The Region Of £119,950

- One Bedroom Terraced Retirement Bungalow
- Lounge
- Double Bedroom
- Modern Electric Heating & Double Glazing
- No Onward Chain
- Refitted Kitchen With Appliances
- Energy Rating D - 64
- Three Piece Bathroom With Shower Over
- Private Rear Garden With Gated Access
- Warwick District Council Tax Band B

Camelot Grove, Kenilworth, CV8 2QH

A well-appointed one-bedroom terraced bungalow on this ever-popular development, close to local shops and on a bus route. Offered with no upward chain and on-site parking available. The property has been recarpeted and redecorated with a brand new kitchen and comprises a vestibule hallway, open plan lounge with and a refitted kitchen with appliances included. From the inner hallway you access the three-piece bathroom with airing cupboard and extra storage cupboard. To the rear is a double bedroom with built in wardrobe. Outside a low maintenance gravelled and paved rear garden with pedestrian access. Internal viewing is suggested.



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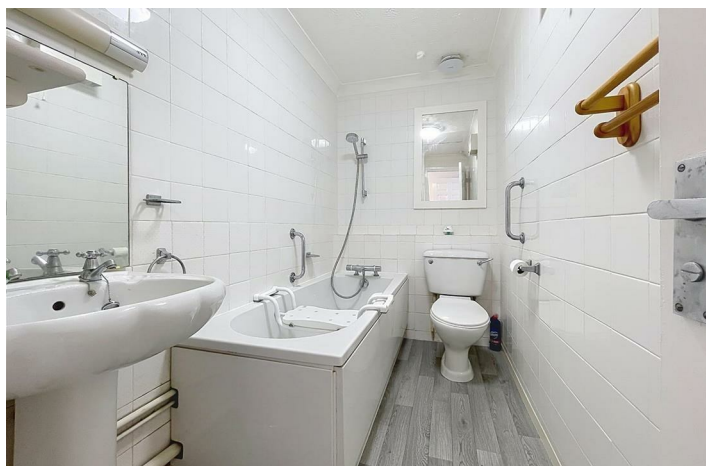


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D - 64

Council Tax Band: B



Approach

The bungalow is approached across a paved pathway leading to the uPVC entrance door that leads into the

Entrance Porch

With hanging, vinyl floor, ceiling light, coving, wall mounted electric isolation unit, door to

Lounge

3.04m x 3.96m (9'11" x 12'11")

With a double glazed window to the front, new carpeting and fitted blind, ceiling light, coving, door to inner hall, wall mounted Princess sensor control electric panel heater, arch to the

Refitted Kitchen

1.60 x 2.44 (5'2" x 8'0")

Brand newly installed and comprehensively refitted Wicks kitchen with a range of matching grey base and wall units with brushed steel handles and woodblock effect rounded edge work surfaces and easy wipe splash backs. Integrated fan assisted oven and grill with four ring induction hob and illuminated extractor hood above with stainless steel splash back, single drainer stainless steel sink unit with mixer tap, Finesse washing machine and Fridgemaster upright fridge freezer included in the sale, vinyl flooring, ceiling light, coving and extractor fan.

Inner Hall

With ceiling light, door to the airing cupboard housing the lagged copper cylinder and slatted shelving, further storage cupboard with hanging rail and shelf.

Bathroom

1.43m x 3.02m (4'8" x 9'10")

With a three piece white suite with low level w.c, pedestal wash hand basin, panelled bath with grab rails, central chrome mixer tap with temperature control shower attachment, ceramic tiled walls, vinyl floor, coving, extractor fan, LED ceiling light, convection heater, access to insulated roof space, mirrored vanity cabinet and illuminated shaver point.

Double Bedroom

2.66m x 3.96m (8'8" x 12'11")

With a double glazed window and door to rear, sliding mirrored built in double wardrobe, Princess electric temperature control panel heater, new carpeting and fitted blind, ceiling light and coving.

Rear Garden

Fully enclosed by perimeter fencing, laid to low maintenance gravelled and paving with plastic storage container and rear pedestrian access.

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

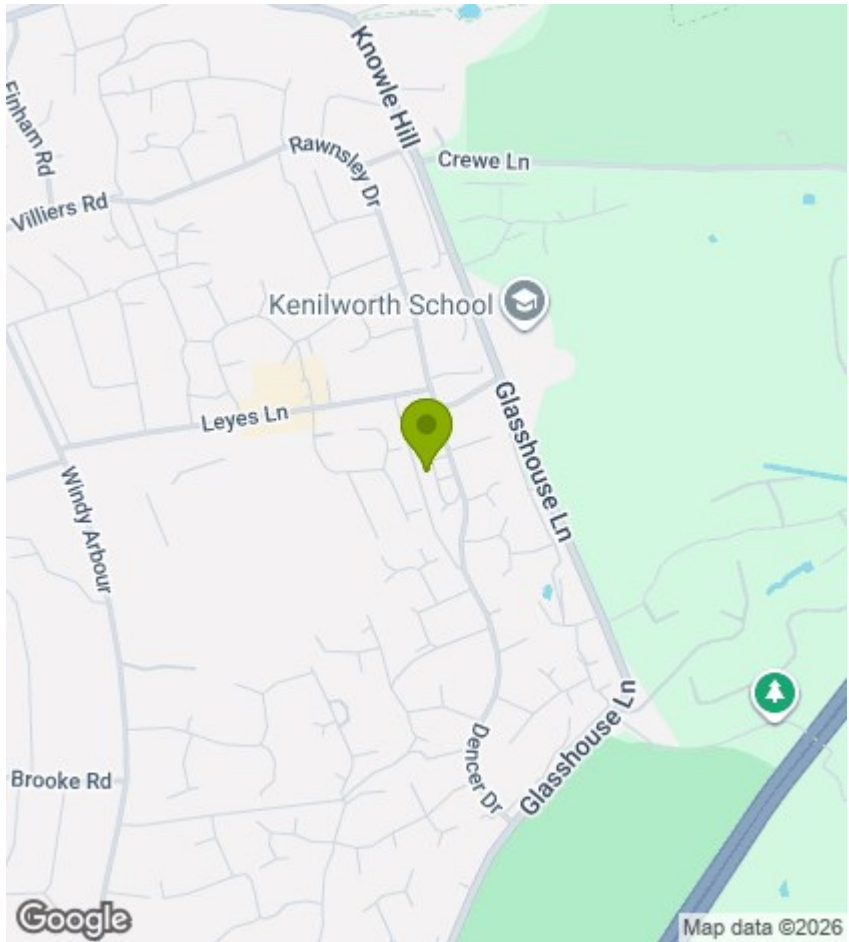
BT

Sky

Virgin

Fixtures & Fittings

All 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	64	
(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. 35.8 sq. metres (384.9 sq. feet)

