



44 Adcock Drive | Kenilworth | CV8 2RB

£189,950

An opportunity to acquire a 70% share of this Leasehold two bedroom semi-detached retirement bungalow within a popular retirement scheme under the management of Midland Heart. This attractive and quietly situated bungalow benefits from a modern shower-room, a good size lounge/diner, conservatory, a kitchen to the front of the bungalow and two bedrooms. The property also benefits from gas central heating, double glazing and has driveway parking. The location is nice and quiet just off Park Hill with a regular bus service and within easy access to local shops and local amenities.

- No Chain Involved
- Semi Detached Retirement Bungalow
- Two Bedrooms
- 70% Shared Ownership Scheme



Property Description

ENCLOSED PORCH

With door to

ENTRANCE HALL

With radiator and airing cupboard housing hot water cylinder.

KITCHEN

8' 7" x 6' 8" (2.62m x 2.03m)

With range of modern cupboard and drawer units, Neff four ring gas hob Hotpoint wall mounted double oven and space for tall fridge/freezer. One and a half bowl sink unit, space and plumbing for washing machine and cupboard housing Baxi gas boiler. Central heating programmer.

LOUNGE/DINER

14' 8" x 13' 8" (4.47m x 4.17m)

With radiator and central heating thermostat. Door to

CONSERVATORY

10' 0" x 7' 9" (3.05m x 2.36m)

With French double doors to the rear garden, laminate flooring and electric wall mounted panel heater. Two wall light points and fitted conservatory window and roof blinds.

INNER HALL

Having access to roof storage space.

BEDROOM ONE

11' 1" x 10' 4" (3.38m x 3.15m)

With garden views, radiator and range of bedroom furniture to include wardrobes, bedside tables and chest of drawer units.

BEDROOM TWO

8' 7" x 6' 5" (2.62m x 1.96m)

With radiator.

BATHROOM

The present sellers have refitted the bathroom to provide a corner shower enclosure with Triton electric shower with glazed shower screen and door. Vanity was basin, concealed cistern w.c. and range of cupboard and drawer units providing good storage. Heated towel rail and complementary tiling.

OUTSIDE

PARKING

There is driveway parking to the side of the property.

GARDENS

A path and gate at the side leads to the well tended, mature communal gardens and shrubbery borders. There is a patio area and drying area plus a timber shed. To the front there is driveway parking and lawns.

TENURE

The property is Leasehold with a 60 year Lease granted for the new purchaser upon completion, 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

Leasehold

Council Tax Band

C

Viewing Arrangements

Strictly by appointment

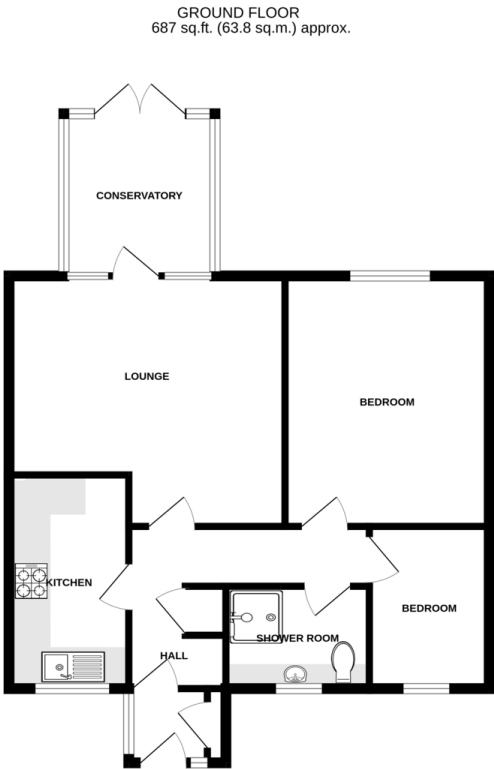
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



TOTAL FLOOR AREA: 687 sq.ft. (63.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Miroplan 12/20

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		