



Adcock Drive, Kenilworth

£182,500

- Two Bedroom Retirement Bungalow
- Gas Central Heating
- Wet Room
- 70% Ownership For The Over 60's
- No Onward Chain
- Double Glazing Throughout
- Communal Gardens Front & Rear
- EPC Rating - C
- Re-Fitted Kitchen
- Warwick District Council Tax Band - C

Adcock Drive, Kenilworth, CV8 2RB

A two-bedroom, mid-terraced bungalow, in a pleasant residential position with 70% ownership. The retirement bungalow, with a qualifying age of 60 years has: rear communal gardens, open storm porch with useful storage cupboard, reception hallway, re-fitted kitchen, living/dining room, two bedrooms, wet room, well kept communal gardens, off road parking for 1 vehicle. The retirement property is offered for sale with no chain. The property has a central heating boiler and double glazing.

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Council Tax Band: C



Entrance

With a timber and tiled canopy porch, recessed light, meter and store cupboard for bins and recycling, composite frosted double-glazed composite front door with side screen leading to

Hallway

With ceramic tiling to floor, cloakroom recess with radiator, hanging rail, wall-mounted electric isolation unit, built-in cupboard with slatted shelving housing the Vaillant condensing boiler servicing the hot water and central heating system vented through the roof, space and plumbing for washing machine.

Re-Fitted Kitchen

With flat panel soft close matching base and wall units, straight edge work surfaces, drawers, single drainer sink unit with mixer tap overlooking front elevation through Upvc window, ceramic tiled splash backs, four ring gas hob over with illuminated extractor hood and single electric oven below, track light, ceramic tiling to floor. Integrated units including fridge/freezer and slimline dishwasher.

Lounge/Dining Room

With two matching double-glazed windows overlooking the southerly aspect rear garden with central door, feature fireplace with matching cream surround and inset electric fire with glow effect and remote control, t.v. aerial point, radiator, central ceiling light point, central heating thermostat control, door to

Inner Lobby

Access to insulated bordered loft space with ladder and power, central ceiling light, panelled door through to

Double Bedroom One

With double glazed window overlooking the rear elevation, radiator, central ceiling light and space for wardrobes.

Bedroom Two

With double glazed window to front, radiator, ceiling light.

Wet Room

Fitted with high level w.c., wash hand basin, corner walk in shower area with half height shower screen and electric shower over with grab rails, mirrored vanity cabinet, opaque glazed window to front, towel rail, matching ceramic tiling to walls and floor, central ceiling light.

Rear Gardens

To the rear of the property, there is a communal garden with a delightful south-westerly aspect and an accessible private patio area with side access or through the bungalow.

Outside Front

To the front of the property there is a communal inset lawned

fore garden and tarmacadam driveway with parking for 1 vehicle.

70% Ownership

What does 70% ownership mean? The Midland Heart retirement scheme at Adcock Drive is specifically designed for those of 55 years and over, to purchase a bungalow for their own ownership and occupation at only 70% of the full market value. There is no equity share and Midland Heart make no charge for the additional 30% that is owned by the housing association. There is a monthly maintenance charge to cover the services of maintenance, your building insurance and exterior maintenance.

Tenure

There is currently a monthly service charge of £150 pcm approx, to cover the services of the development. 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.

Fixtures and Fittings

All fixtures and fittings as mentioned in our sales particulars are included; all others are expressly excluded.

Services

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

2 Mbps

Superfast

247 Mbps

Ultrafast

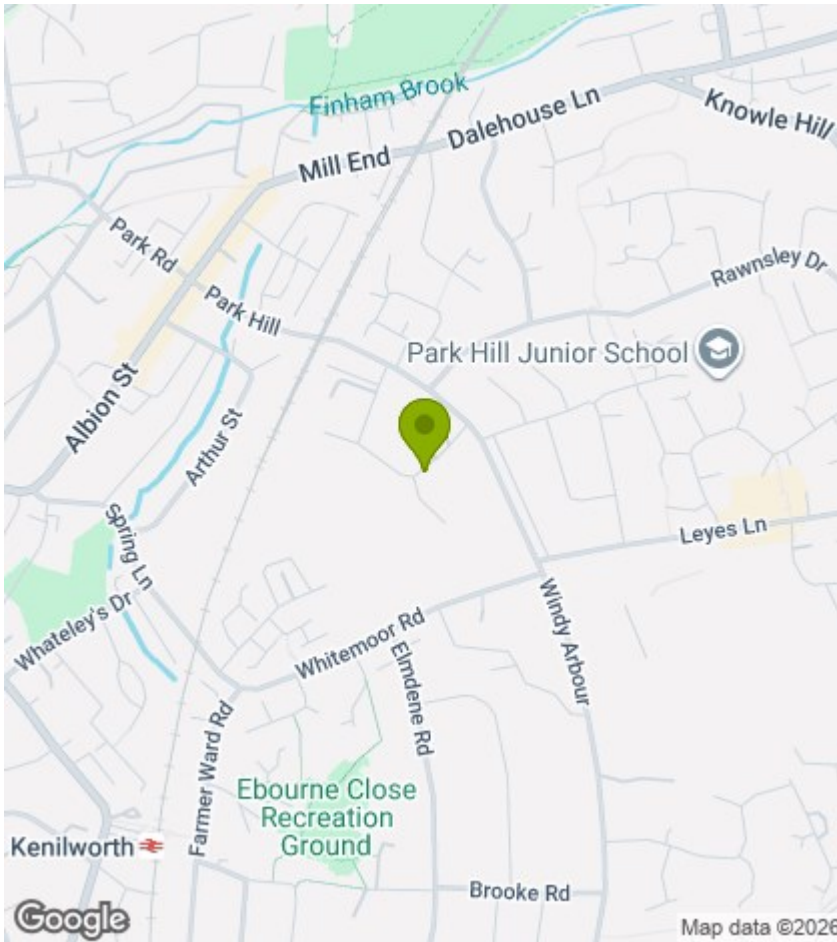
1000 Mbps

Satellite / Fibre TV Availability

BT

Sky

Virgin



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) A			
(81-91) B			88
(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	



LOCATION
Adcock Drive

DETAILS
Total area: 44.43 m²
456.71 sq.ft



The dimensions provided in this floor plan are for general guidance purposes only and may not always be entirely accurate due to scaling limitations, construction variances, and technological constraints. This plan should be used as a guide to the property's layout and not relied upon for precise measurements. Estatium accepts no liability for any inaccuracies, errors, or omissions in the floor plan. By accessing or using this floor plan, you agree that Estatium is not responsible for any discrepancies between the plan and the actual property dimensions. Floor Plan created by Estatium.

0.0 0.5 1.0 1.5m
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▼ Ground Floor

TOTAL AREA: 44.43 m²

