



Willow Meer, Kenilworth, Warwickshire. CV8 2RD

£199,950

- Renovated Two Bedroom Semi-Detached 70% Shared Ownership Bungalow
- Luxury Refitted Shower Room
- Gas Central Heating & Double Glazing With New Boiler
- No Onward Chain
- Parking For One vehicle
- Refitted Kitchen
- Energy Rating C- 69
- Attractive Communal Gardens
- Cul-De-Sac Location
- Warwick District Council Tax Band C

Willow Meer, Kenilworth, CV8 2RD

An attractively situated and ready to move into recently fully renovated decorated and newly carpeted retirement bungalow in a managed retirement scheme under the management of Midland Heart Ltd. The property is situated in this sought after cul-de-sac location off Park Hill, in the Windy Arbour district of Kenilworth, with a regular bus service to the town centre and having maintained gardens to front and rear. The newly renovated gas centrally heated, (new boiler and fuse box) double glazed accommodation offers easy retirement living at affordable prices in this sought after location. With double glazed front door, entrance hall, living room, fully re fitted quality kitchen, inner hall with access to large roof space storage, re-fitted shower room, double bedroom, second bedroom, designated driveway parking and a delightful outlook to the rear. The property is offered for sale with no onward chain and early viewing is advised.

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Council Tax Band: C



70% Ownership

What does 70% ownership mean? The Midland Heart retirement scheme at Adcock Drive and Willow Meer is specifically designed for those of 60 years and over or 55 years and in receipt of disability living allowance, 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.

Approach

Paved pathway and tarmacadam driveway for 1 car to an open tile pitched and timber porch with double glazed front door with adjoining storage cupboard for recycling and storage housing the meters for the property.

Reception Hall

With ceiling light, radiator, wall mounted 18th edition electric isolation unit, door to useful storage cupboard with slatted shelving, further access to kitchen and door to living room.

Kitchen

2.68m x 2.07m (8'9" x 6'9")

Refitted in matching high gloss wall units with chrome handles and wood grain effect rounded edge work surfaces with single drainer stainless steel sink and chrome mixer tap. Integrated halogen hob with under counter Hotpoint single fan assisted electric oven with grill, stainless steel illuminated extractor hood above. Space for upright freestanding fridge freezer, space and plumbing for washing machine, brick bond style ceramic tiling to splashback, vinyl flooring, strip light, double glazed window to front, wall mounted Alpha combination boiler servicing the hot water and central heating.

Lounge/ Dining Room

4.28m x 4.44m (14'0" x 14'6")

With double glazed window and door to the new patio, ceiling light, coving, radiator, T.V. point, door to the

Inner Hall

Access to insulated roof space, ceiling light and doors lead off.

Shower room

With a brand new three piece white suite with w.c, corner walk in shower enclosure with electric shower, pedestal wash hand basin with chrome mixer tap, porcelain tiles to floor and walls, LED ceiling light, opaque double glazed window to front, heated chrome towel rail.

Bedroom One

3.19m x 3.40m (10'5" x 11'1")

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

Bedroom Two

2.68m x 1.98m (8'9" x 6'5")

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

Rear Communal Gardens

To the rear of the property is a maintained garden with lawns, flower beds and borders, new paved patio area for the exclusive use of the bungalow, re-felted timber garden shed, attractive outlook to the rear and a southerly facing rear aspect.

Front

To the front of the property is a maintained lawned fore garden with path and tarmacadam designated car parking space.

Tenure

The property is Leasehold.

Service Charge

The property is managed by Midland Heart Limited with a monthly maintenance charge of £117. The property is leasehold and subject to potential purchasers meeting the criteria for residency at this scheme (ie; they must be over 60 years of age or 55 plus and in receipt of disability allowance. Also subject to approval by the Scheme Manager). The property is 70% ownership.

Services

All mains services are connected.

Mobile coverage

EE
Vodafone
Three
O2

Broadband

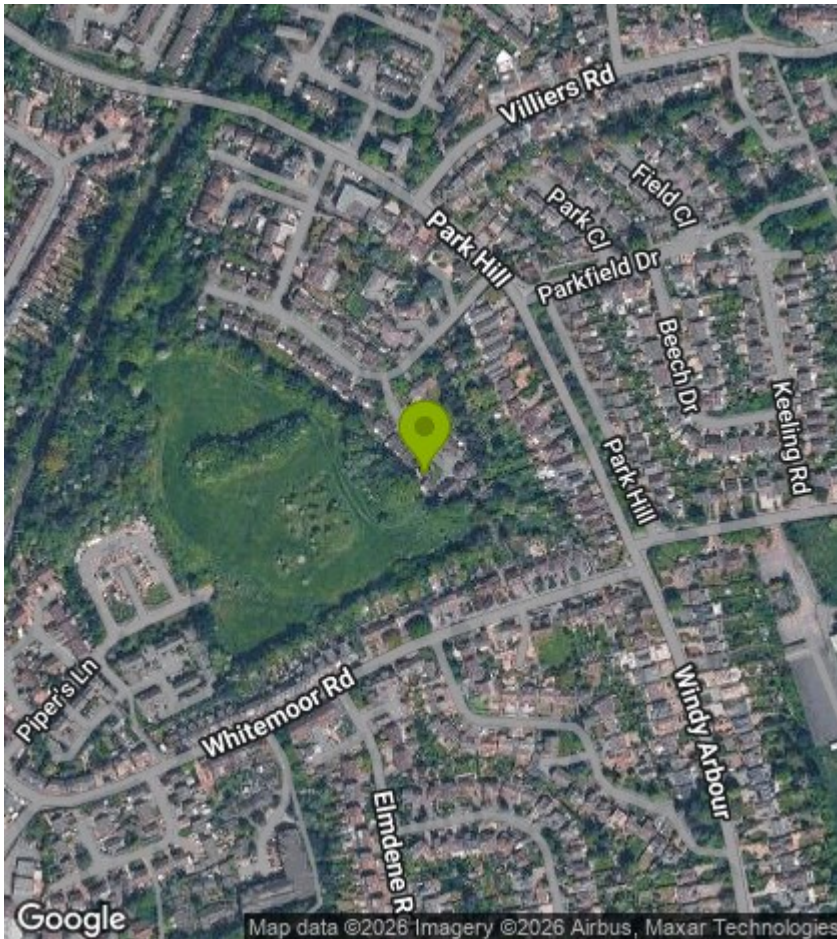
Basic
2 Mbps
Superfast
119 Mbps
Ultrafast
1000 Mbps

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:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(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

Ground Floor

Approx. 48.1 sq. metres



Total area: approx. 48.1 sq. metres