



## Camelot Grove, Kenilworth

Offers In The Region Of £229,950

- Attractive Two Bedroom Retirement Bungalow
- Good Size Living/Dining Roo With Bi Folding Doors
- Refitted Gally Kitchen To front
- Modern Three Piece Shower room
- Lovely Rear Garden
- Reception Hall With Storage
- Energy Rating D
- Two Double Bedrooms
- Double Glazing & Dimplex Quantum Sensor Control Storage Heating
- Warwick District Council Tax Band C

# Camelot Grove, Kenilworth, CV8 2QH

A deceptively spacious two-bedroom terraced retirement bungalow is situated within this managed development that consists of 30 similar properties and benefits from an on-site resident manager. There is a qualifying age of 60 years and over, and the bungalow offers attractively fitted accommodation that comprises quality fittings throughout, including a refitted kitchen with appliances that include a washing machine, fridge freezer, oven, hob, and extractor. It also features a refitted shower room and two bedrooms with fitted wardrobes. Outside, there are communally maintained gardens to the front and a private low-maintenance garden at the rear of the bungalow. Camelot Grove is a sought-after development of bungalows where independent living is accompanied by a safe, secure, and managed lifestyle. Available with no onward chain.



Council Tax Band: C



## Approach

Over a paved pathway with an outside lantern, a woodgrain effect composite front door with an opaque leaded inset into the

## Reception Hall

With ceiling light, built-in cloak cupboard featuring hooks and a fitted shelf, two wall-mounted electric isolation units, and an additional door leading to the airing cupboard, which houses the Airston hot water heater and slatted shelving. There is also a door to the

## Living/Dining Room

With wall-mounted Quantum Dimplex electric sensor-controlled storage heater, ceiling light, coving, smoke alarm, attractive three-leaf bifolding doors overlooking the fabulous rear garden, TV point, telephone point, and door to the

## Refitted Kitchen

Comprehensively fitted with matching cream shaker-style base and wall units, featuring wood grain effect rounded edge work surfaces. Includes a single drainer stainless steel sink with a chrome mixer tap, an integrated Lamona single electric fan-assisted oven and grill, along with a four-ring Bosch induction hob and a concealed illuminated extractor hood overhead. There is space for an upright fridge freezer and plumbing for a washing machine. Ceramic tiling in splash back areas, complemented by under pelmet lighting and LED downlighters. The floor is ceramic tiled, and there is a double-glazed window to the front.

## Inner Hall

With ceiling light and doors to

## Refitted Shower Room

Featuring a three-piece white suite with a low-level encased W.C., a walk-in shower cubicle, a vanity unit, ceramic tiled walls, an extractor fan, and grab rails.

## Double Bedroom One

With a window to the rear, built-in wardrobes to recess, with sliding part mirrored and woodgrain effect doors, with twin hanging and shelf, wall-mounted Dimplex Quantum electric sensor-controlled storage heater.

## Double Bedroom Two

Features a side window, ceiling light, and wall-mounted electric panel heater.

## Rear Garden

Being an undeniable feature of the property, it is much larger than average, fully enclosed by perimeter

fencing. It includes a full-width patio with a white aluminum veranda and a polycarbonate roof, an outside power socket, and a cold water tap. There is also an attractive lawn with railway sleeper-edged raised flower beds featuring a lovely variety of shrubs and plants, a small tree, a garden pond, a rockery, and a water butt.

## Outside

At the front of the property is a well-maintained lawned garden with a pathway leading to the front door, along with a block-paved driveway available for parking on a first-come, first-served basis.

## 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.

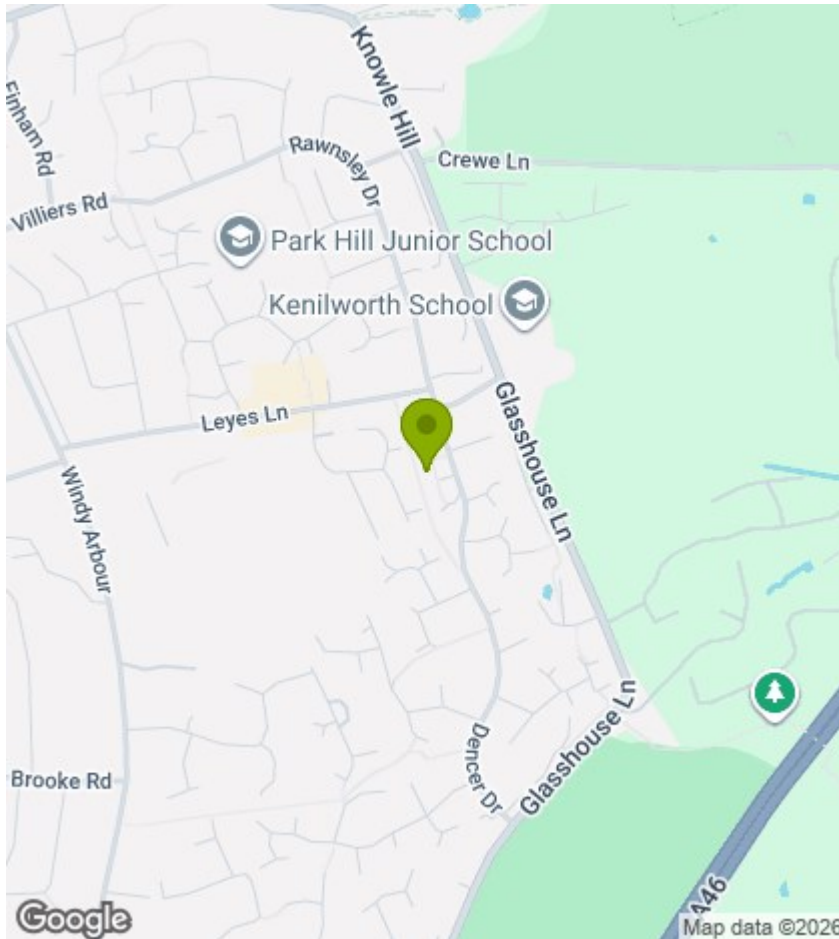
The service charge is £450 per quarter, which covers ground maintenance, window cleaning, buildings insurance, as well as management services and the provision of a resident manager for the development.

## Services

All mains services are connected

## 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:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		92
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Ground Floor

