



Willow Meer Kenilworth CV8 2RD

Asking Price Of
£179,950



2 Bedroom Retirement Bungalow located in Kenilworth.



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FULL DESCRIPTION

THE PROPERTY

A well-presented, two-bedroom, semi-detached retirement bungalow in an attractive position at the head of this cul-de-sac. The property is offered for sale on a 70% ownership with a qualifying age of 60 years and above, or 55 years and in receipt of disability allowance, no chain and vacant possession. Approached across a tarmacadam driveway providing hardstanding for two vehicles and a pathway leading to the front entrance door, the property has gas central heating, double glazing, attractive hardwood doors throughout and has accommodation comprising a vestibule hall, fitted shaker style kitchen and a front lounge with a bow window looking into the cul-de-sac. There is a double and single bedroom and a partially tiled white bathroom suite, outside are communal gardens.

70% OWNERSHIP

What does 70% ownership mean? The Midland Heart retirement scheme at 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. There is a monthly maintenance charge of £125.20 per calendar month, to cover the services of maintenance to the grounds and exterior building, building insurance, emergency call line and designated Midland Heart contact. There are legal fees to be paid by the purchaser for the grant of a new lease and these are currently approximately £350

plus VAT plus a document fee of £50 plus VAT.

TARMACADAM DRIVEWAY

Offering hardstanding for two vehicles.

HALLWAY

Accessed through a uPVC entrance door with matching side light window, coat hanging and oak doors off to

KITCHEN

8' 11" x 7' 2" (2.74m x 2.20m)

Fitted with white shaker style wall and base units. The base units have a wood block effect roll topped work surface over with an inset stainless steel sink unit set beneath the double-glazed window to the side. There is a built-in double oven with a halogen hob over, complementary tiling to splash backs, space for an upright fridge freezer and plumbing for automatic washing machine. The Ideal central heating boiler is wall mounted.

LOUNGE

14' 7" x 10' 6" (4.46m x 3.21m)

With a deep bow window to the fore with a double radiator beneath and a further glazed oak door into the inner hallway.

INNER HALLWAY

Having access to the part boarded loft area (with retractable loft ladder), storage cupboard and hardwood doors off to

DOUBLE BEDROOM

10' 6" x 11' 3" (3.21m x 3.43m)

With uPVC door onto the rear gardens with matching side light windows. Double radiator.



BEDROOM TWO

6' 8" x 8' 9" (2.05m x 2.67m)

Double glazed window to the rear, radiator and wall light.

BATHROOM

5' 11" x 6' 9" (1.81m x 2.07m)

Fitted with a white suite comprising a panelled bath with an electric shower over and shower screen, pedestal wash hand basin and a close coupled wc. There is a frosted double-glazed window to the side, radiator, tiling to splashbacks and a large airing cupboard.

COMMUNAL GARDENS

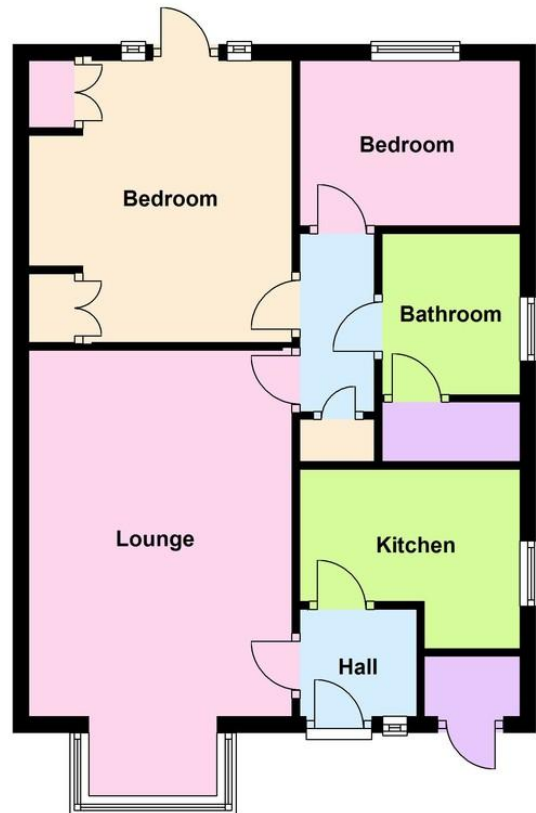
Directly from the main bedroom is a small patio area leading to the attractive maintained communal garden, with lawn and panelled fencing to boundaries. There is a paved area where the current owners have sited a summerhouse (excluded from the sale).

FIXTURES & FITTINGS

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



FLOORPLAN



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