



12 Camelot Grove

Kenilworth, CV8 2QH

£274,950

- Spacious Leasehold Semi Detached Retirement Bungalow
- Two Double Bedrooms
- Canopy Porch And Hall
- Spacious Living/Dining Room





THE PROPERTY

A sought after spacious retirement semi-detached bungalow in a development with a qualifying age of 55 years and over, having resident on site manager providing safe and secure independent living. Canopy porch, reception hall with fitted cupboards, attractive living room with double glazed conservatory addition, modern kitchen with integrated oven hob and extractor, two double bedrooms, fitted shower room, private enclosed rear garden, electric heating, double glazing, life line call system if required. The property is offered for sale with no chain.

APPROACH

Canopy porch with external lantern, panelled front door into

RECEPTION HALL

Electric night storage heater, built-in cloaks cupboard with hanging rail and useful storage, built-in airing cupboard with lagged copper cylinder with dual immersion heater, shelving, water meter.

LOUNGE

17' 10" x 12' 2" (5.45m x 3.71m) With two natural light tunnels to ceiling, t.v aerial point, sensor control Heatstore electric heater, feature living flame effect electric fire dark wood surround, double glazed patio doors leading to

CONSERVATORY

7' 0" x 7' 1" (2.15m x 2.18m) With PVCu double glazed windows with lower plinth walls, glazed door leading to outside, polycarbonate insulated roof, electric convection heater, vinyl flooring.

REFITTED KITCHEN

11' 10" x 7' 3" (3.62m x 2.21m) Comprehensively refitted with a range of matching modern wood grain base and wall units with marble effect rounded edge work surfaces with one and a half bowl stainless steel sink with chrome mixer tap, integrated Bosch under counter double electric fan assisted oven with four ring Bosch induction and illuminated stainless steel extractor hood above, integrated Bosch dishwasher, space for large upright fridge freezer, space and plumbing for washing machine, kick board convection heater, brick bond style ceramic tiling to splash back, vinyl flooring, double glazed window to rear and side with double glazed door, ceiling strip light.

DOUBLE BEDROOM ONE

13' 8" x 9' 4" (4.18m x 2.85m) With electric night storage heater, deep bay coving, useful grab rails, built in wardrobes to one wall with sliding wood grain effect doors with hanging and shelving.

DOUBLE BEDROOM TWO

10' 7" x 10' 0" (3.25m x 3.07m) With electric night storage heater, double glazed window, coving, ceiling light.

SHOWER ROOM

With low level w.c., vanity wash hand basin with cupboard below, central mixer tap, walk-in shower cubicle with glazed shower screen and Triton electric shower with white ceramic tiles to full height to all walls, vinyl flooring, wall mounted electric heater, central ceiling light point, opaque double glazed window to the side, heated electric chrome towel rail.

OUTSIDE

To the front of the property is a useful driveway with on site car parking with hedged surround and paving leading to the front door. A side gated access leads to a useful side area with paving and patio area.

REAR GARDEN

The rear garden is a particular feature of the property being attractively laid out with central lawn, surrounding flower beds and borders, timber garden shed, fully fenced boundaries, full width matching patio and pathway with outside cold water tap and water butt.

TENURE

The property benefits from a new 125 year lease upon completion. The managing agents are Sanctuary Ltd, with the service charge and ground rent levied at £2,000 per year.

FIXTURES AND FITTINGS

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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		88
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small>		

COUNCIL TAX BAND

Tax band D

TENURE

Leasehold

LOCAL AUTHORITY

Warwick District Council

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19 The Square
Kenilworth
Warwickshire
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 are advised to recheck the measurements