HALLWAY

KITCHEN

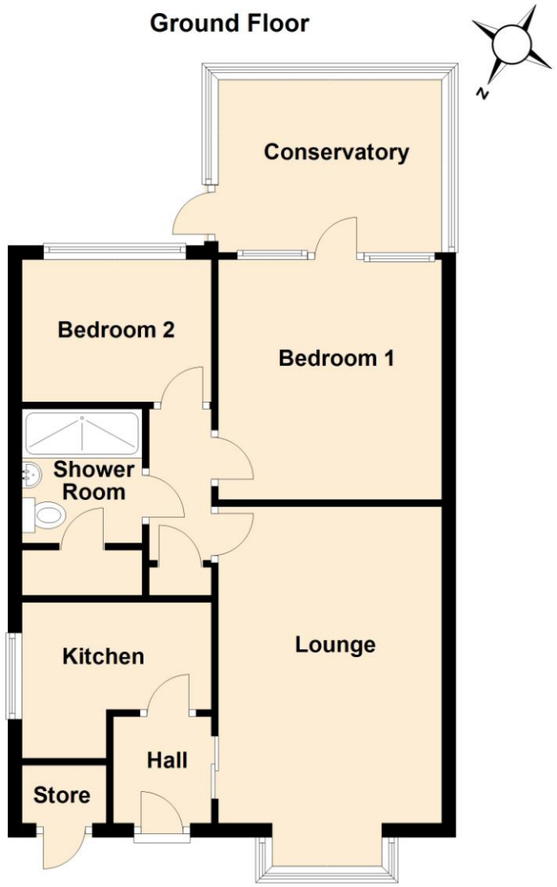
LOUNGE

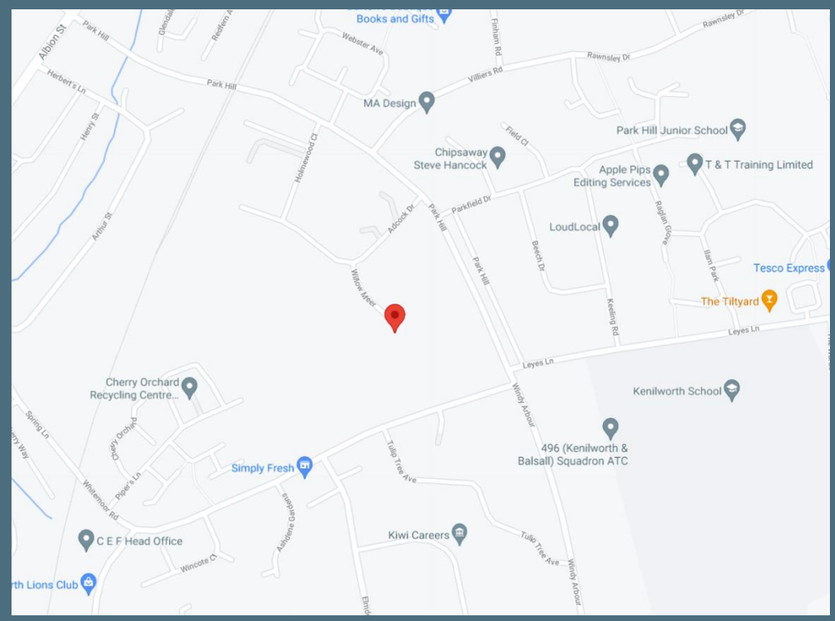
SHOWER ROOM / WC

BEDROOM 1

BEDROOM 2

CONSERVATORY





The Property Ombudsman

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IMPORTANT NOTICE
We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc., you must satisfy yourself that they operate correctly. Room sizes are approximate, they are taken in imperial and converted to metric, do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title, we cannot guarantee boundaries or rights of way, you must take the advice of your legal representative. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Floor plans and compass are for guidance purposes only.

yeoman&owen
ESTATE AGENTS

18 Willow Meer

Park Hill, Kenilworth, CV8 2RD

£165,000

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tel. 024 7659 1234 fax. 024 7659 9555
email. info@yeomanandowen.co.uk **web.** yeomanandowen.co.uk

we are the market

£165,000

18 Willow Meer

Park Hill, Kenilworth, CV8 2RD

- Semi Detached Retirement Bungalow
- Sought After Location
- Lounge
- Kitchen
- TWO BEDROOMS
- Conservatory
- Shower Room WC
- Driveway
- Leasehold
- Tax Band C
- EPC Rating D

Viewing is strictly by appointment

Property Description

An ideal retirement home is offered by this semi detached bungalow. The property benefits from double glazing and gas fired central heating. In brief the accommodation comprises: entrance hall, lounge, kitchen with appliances, TWO bedrooms, conservatory, shower room WC. Maintained gardens, patio area and a driveway.

This property is leasehold and part of a retirement scheme managed by Midland Heart Ltd. The buyer will be purchasing 100% of the property at 70% of the market value, the scheme is NOT shared ownership. Potential purchasers must be age 60 or over, or age 55 with a disability, and will be required to submit an application and undergo an interview with the Scheme Manager.

There are legal fees to be paid by the purchaser for the grant of a new lease with a term of 60 years, in the region of £450.00 plus VAT.

The service charge is currently £125.20 per calendar month, which includes building insurance.