



Moorlands Lodge, Moorlands Avenue, Kenilworth

Offers In The Region Of £129,950

- One Bedroom Retirement Property
- Gas Central Heating Included In Service Charge
- Energy Rating C -78
- On-Site Manager
- No Onward Chain
- Ground Floor & Close To The Town Centre
- Living/Dining Room With Bay Window
- Modern Kitchen & Shower Room
- Communal Lounge/Conservatory/Gardens
- Warwick District Council - Tax Band C

Moorlands Lodge, Kenilworth CV8 1RT

A ground floor retirement apartment located close to the town centre with its full range of facilities and amenities, yet within a quiet cul-de-sac location. The accommodation offers: reception hallway, living room, fitted kitchen, quality shower room, communal facilities and allocated parking, there is an on-site manager, communal gardens, lounge and conservatory and the gas central heating is included within the service charge. The property is offered for sale with no onward chain and viewing is advised.



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Council Tax Band: C



Entrance

Approached through a communal secure entrance door to internal main front door leading into

Reception Hall

Useful large built-in airing/storage cupboard with built-in factory insulated lagged copper cylinder with range of slatted shelving, coat hooks and clothing rail, fitted light, hall with radiator, telephone point, secure telephone intercom system for front door entry together with warden control cord, coving, feature central ceiling light, panelled door through to

Living/Dining Room

Two double glazed windows to front, coving, three wall light points, newly fitted electric coal effect fire with decorative brass trim and grate, marble composition inset and hearth, decorative wooden mantel and surround, t.v. aerial point, radiator, range of double power points, warden control cord, louvered fitted door through to the

Kitchen

With range of cream shaker style base and wall units, marble effect rounded edge work surfaces, granite composite sink with central chrome mixer tap, decorative ceramic tiling to splash backs, matching ceramic tiling to floor, four ceiling spot lights, warden control cord, space and plumbing for automatic washing machine, large upright freestanding fridge/freezer (newly purchased), double electric fan assisted oven and grill with four ring electric hob, concealed illuminated extractor hood above.

Double Bedroom

With a range of built-in bedroom furniture comprising two matching double wardrobes, over bed storage, two wall light points, replacement PVCu double glazed window, t.v. aerial point.

Shower Room

Fitted three piece white suite, step in large shower cubicle with glazed shower screen, matching quality Grohe chrome fittings with shower head and grab rails, vanity encased wash hand basin with useful cupboards

below, encased concealed cistern w.c., wall mounted heated chrome towel rail, shaver point, ceramic tiling to all walls and floor, extractor fan, central ceiling light.

Outside

Surrounding the property are well kept communal gardens with external lighting, block paviour in and out driveway entrance, off road visitor parking, on-site warden, communal conservatory, dining/lounge with kitchen off.

Tenure

The property is held on a 99 year lease (approximately 66 years unexpired), with a monthly service/management charge of approximately £582.63 per month including hot water, central heating, buildings insurance, maintenance and services of the duty manager. E&J Estates collect ground rent to the sum of £100.00 per annum.

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:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		78	78
(69-80) C			
(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	

