



Moorlands Avenue, Kenilworth

Offers In The Region Of £99,950

- Two bedroom First floor Retirement Apartment.
- Modern Kitchen With Appliances
- Spacious Living/ Dining Room
- Bathroom With Shower
- On Site Manger/Communal Day room, Conservatory & Attractive Maintained Gardens
- Close to the Town Centre In A quiet Cul De Sac
- Energy Rating D - 63
- Two bedrooms
- No Onward Chain
- Warwick District Council Tax Band D

Moorlands Avenue, Kenilworth

PRICED FOR QUICK SALE-An attractive and well positioned first floor two bedroom light and airy retirement apartment, providing spacious accommodation in a safe and secure environment. The bright apartment with windows to front, is positioned in a quiet cul de sac location within walking distance of the town centre with its full range of facilities and amenities. The apartment benefits from an in-house duty manager, excellent communal facilities with day room, conservatory, guest suite, lift, car parking, garden store and delightful gardens. Main entrance with reception, intercom and security alarm, communal carpeted hallways leading to private front door. The apartment comprises hallway with built-in fitted cupboards, spacious living room with feature fireplace/electric stove, two good sized bedrooms with one capable of being used as a dining room, fully fitted kitchen and bathroom room. The property offers full double glazing, gas central heating and alarm call system. The Service Charge includes hot water, central heating, insurance and maintenance. The property is offered for sale with no onward chain and viewing is advised. A 90 year lease extension from the remaining 63 years is circa £25,000 including legal fees, this will be the responsibility of the new owner should they wish to extend the term after completion and is reflective in the asking price.



Council Tax Band: D



Approach

Approached through a communal entrance doorway with intercom system, past the residents manager's office, leading into the communal hallway, stairs and lift leading to a first floor apartment.

Hall

Central ceiling light, useful built-in large double storage cupboard housing the electric isolation unit, further single door to a airing cupboard housing the fitted immersion heater and slatted shelf, Honeywell temperature control clock for central heating, telephone intercom system, life line call, radiator, door to

Kitchen

9'11" 7'1"
Comprehensively fitted with a range of matching grey matt effect base and wall units with brushed chrome handles and wood grain effect rounded edge work surfaces with single drainer stainless steel sink with chrome mixer tap, grey ceramic tiling to splash back, integrated Beko double fan assisted oven and grill with four ring Ceramic hob with concealed illuminated extractor hood over, freestanding appliances included in the sale are a Hoover washer/dryer, slimline dishwasher and freestanding fridge freezer, ceiling light, vinyl floor, double glazed window with views towards the front of the development.

Lounge

16'8" x 13'6"
A spacious L, shaped room with coving, four wall lights double glazed window with views across the gardens, and front of the development, t.v. aerial point, feature electric cream log stove, with marble composite inset and hearth with white wood carved mantle and surround, two radiators.

Double Bedroom One

12'8" x 9'7"
With built in wardrobes with hanging and shelving and part mirrored doors, window overlooking the front gardens, coving, two wall light points, life line control cord, radiator, t.v. point, wall mounted t.v. and bracket included in the sale.

Bedroom Two/Dining Room

9'11" x 6'1"
Double glazed window to front, coving, wall light , life line control cord.

Bathroom

With a three piece white suite with low level encased w.c., matching vanity wash hand basin with cupboard

below and central mixer tap, marble style square edged top, panelled bath with low step power to a mains fed shower with chrome temperature control fittings and shower attachment with grab handles, ceramic tiling to walls, non slip vinyl floor tiles, ceiling light, shaver point, extractor fan, heated chrome towel rail, wall mounted mirror.

Communal facilities

The property benefits from an on-site manager, communal conservatory, beautifully kept communal gardens, off road parking and guest suites.

Service Charge

The property is held on a 99 year lease (approximately 63 years unexpired), with a monthly service/management charge of approximately £400 per month including hot water, central heating, buildings insurance, maintenance and services of the duty manager. A 90 year extension to the lease is likely to be around £25,000 including legal fees. This is the responsibility of the new owner.

Tenure

The property is Leasehold

Services

All main services are connected;

Mobile coverage

EE
Vodafone
Three
O2
Broadband

Basic
16 Mbps
Superfast
63 Mbps
Ultrafast
1000 Mbps
Satellite / Fibre TV Availability

BT
Sky
Virgin

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.

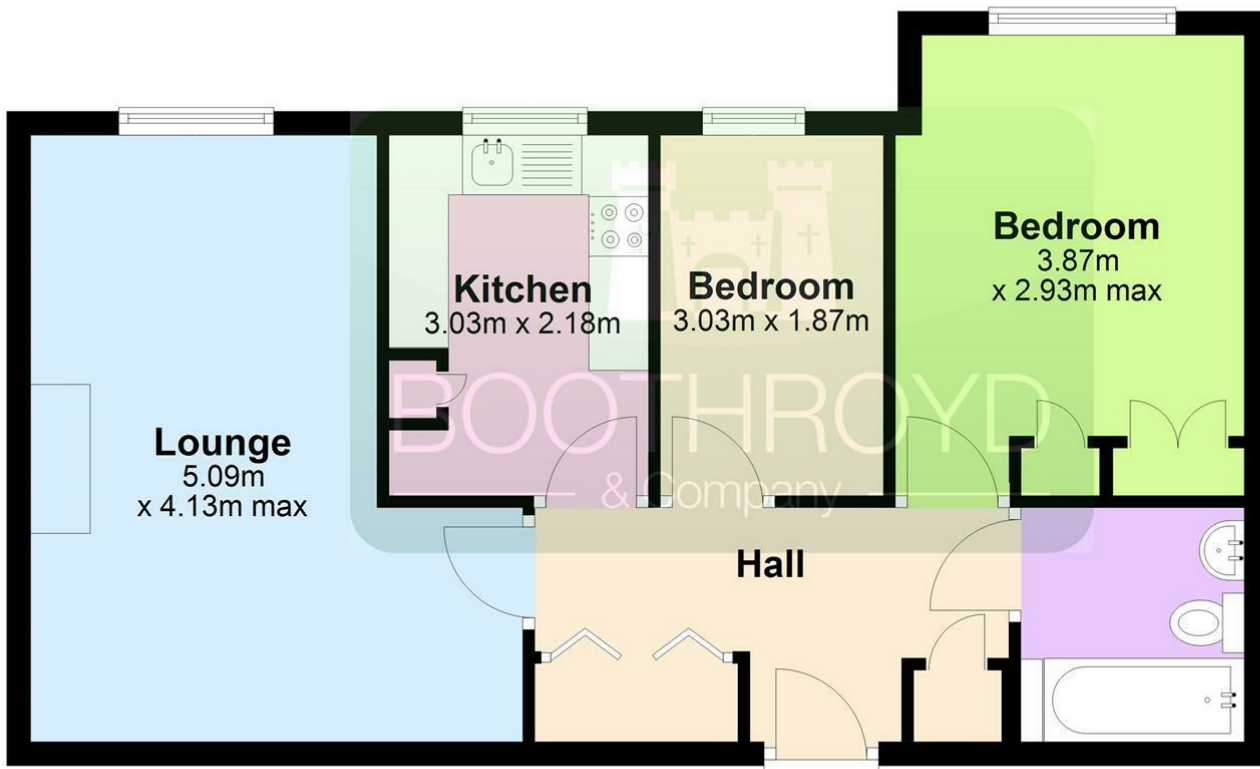
EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

First Floor Flat

Approx. 54.2 sq. metres



Total area: approx. 54.2 sq. metres