



Moorlands Avenue, Kenilworth

Offers In The Region Of £175,000

- Quality Two Bedroom Ground Floor Retirement Apartment
- Attractive Bay Windowed Living/Dining Room
- Refitted Kitchen With Appliances
- Two Bedrooms One With Wardrobes
- No Onward Chain
- Extended 193 Year Lease
- Energy Rating C - 72
- Modern Shower Room
- Communal Conservatory/Day Room & Attractive Gardens
- Warwick District Council Tax Band D

Moorlands Lodge, Kenilworth, CV8 1RT

A well-positioned, refitted ground-floor two-bedroom, over-55s retirement apartment featuring spacious accommodation. Located in a quiet cul-de-sac, it offers attractive bay windows and is within walking distance of the town centre's amenities. Moorlands Lodge is home to 27 apartments, which includes an in-house duty manager, excellent communal facilities such as a day room, conservatory, guest suite, lift, and gardens. It boasts a secure main entrance, intercom, and communal hallways leading to a private door. Inside the dual aspect apartment, there's an L-shaped hallway with built-in cupboards, a spacious living room with a fireplace and bay window, two good-sized bedrooms (one suitable for dining with garden views), a refitted kitchen, and a modern shower room. Additional features include full double glazing, gas central heating, and an alarm call system. Maintenance charges cover hot water, central heating, insurance, and upkeep. The property is offered with no onward chain, and viewing is recommended.



Council Tax Band: D



Entrance

Approached via a communal entrance hallway with attractive carpeting and a security entry porch, well-kept communal hallways which lead to a door to the outside and a panelled front door with brass fittings to the subject apartment.

L Shaped Reception Hall

Attractive L-shaped reception Hall with a window overlooking the maintained gardens, intercom system, four-door built-in cloak cupboard and airing cupboard with fitted shelving, programmer for central heating and hot water, smoke alarm and coving, new convection radiator.

Lounge

14'6" x 10'6"

With a new convection radiator, three wall light points, coving, feature replacement double glazed bay window with attractive views over the surrounding gardens, with views of Moorlands Avenue, t.v point, a white Adam style fireplace with marble inset and hearth and a fitted electric fire and a bi-folding door leading into the

Kitchen

5'10" x 10'6"

The kitchen has been comprehensively refitted and features a range of white high-gloss base and wall units with brushed steel handles. It includes marble-effect rounded-edge work surfaces, a single drainer stainless steel sink with a chrome mixer tap, and an integrated under-counter Bosch fan-assisted oven and grill. The four-ring induction hob is complemented by a splashback and a concealed illuminated extractor hood. Additional features include under-pelmet LED lighting, a ceiling LED strip light, a freestanding fridge freezer, a slimline dishwasher, and a Bosch washer dryer included in the sale. There is also a double-glazed window to the side and a warden control cord for added convenience.

Double Bedroom One

8'3" x 9'6"

With a new convection radiator, two wall light points, replacement window overlooking front garden, coving, four door built-in wardrobe cupboards with part mirror fronts, internal hanging and shelving, alarm cord and TV point.

Bedroom Two/Dining Room

6'7" x 10'6"

With a new convection radiator, a window with delightful views over the garden, an alarm cord and a wall light.

Shower Room

Modern three-piece shower room featuring a walk-in mains-fed shower, low-level W.C., vanity wash hand basin with mixer tap and cupboard, mirrored cabinet, LED ceiling light, ceramic wall tiles, extractor fan, and a white heated chrome towel rail.

Communal Facilities

Moorlands Lodge benefits from a range of communal facilities which include residents lounge with separate communal kitchen area with a range of furnishings and furnished conservatory. There is a guest suite with en-suite facilities for use by all residents subject to booking.

Outside

To the front of the property there is ample car parking. There are well kept and attractively maintained communal gardens, fully enclosed by perimeter fencing and maintained for security and enjoyment for all residents.

Tenure

The lease is from and including 25 December 2019 to 24 December 2219 with a Lease Term Remaining 194 years, including hot water, central heating, building insurance, maintenance, services of the duty manager and alarm call system. The ground rent is £250 per year. The Yearly service charge is £4,665.00

Services

All mains services are connected;
Mobile coverage

EE
Vodafone
Three
O2
Broadband

Basic
16 Mbps
Superfast
62 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.

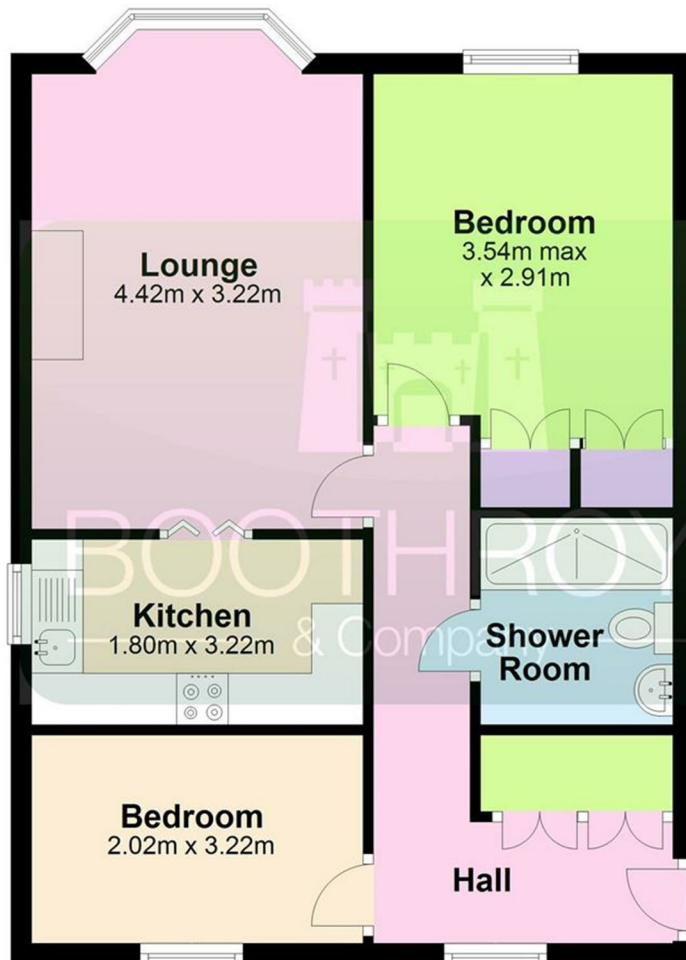
EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	75
(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	

Ground Floor

Approx. 52.9 sq. metres



Total area: approx. 52.9 sq. metres