



8, Moorlands Lodge Moorlands Avenue, Kenilworth, CV8 1RT

£1,100 Per Calendar Month

- Two Bedroom Ground Floor Retirement Apartment
- Fitted Kitchen With Appliances
- Gas Central Heating included Within The Rent
- Communal Lounge, Conservatory And Gardens
- Available Mid June 2025
- Highly Desirable Town Centre Development
- EPC Rating C - 70
- On-Site Manager
- Wet Room
- Warwick District Council Tax Band D

Moorlands Lodge Moorlands Avenue, 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, two bedrooms, quality wet room, communal facilities and resident parking, there is an on-site manager, communal gardens, lounge and conservatory and the gas central heating is included within the monthly rent. The property is offered for let from 20th June 2025 UNFURNISHED.



Council Tax Band:



Hallway

Having a store cupboard and doors off to:

Lounge

With a bay window to the rear, wood panelling and a serving hatch from the kitchen.

Kitchen

Open plan to the lounge and having reduced height base units with wood effect counters. Composite sink and appliances that include a washing machine, dishwasher and a fan assisted oven with an induction hob and extractor. Window to the rear.

Bedroom One

Window to the rear and a heated towel rail.

Bedroom Two

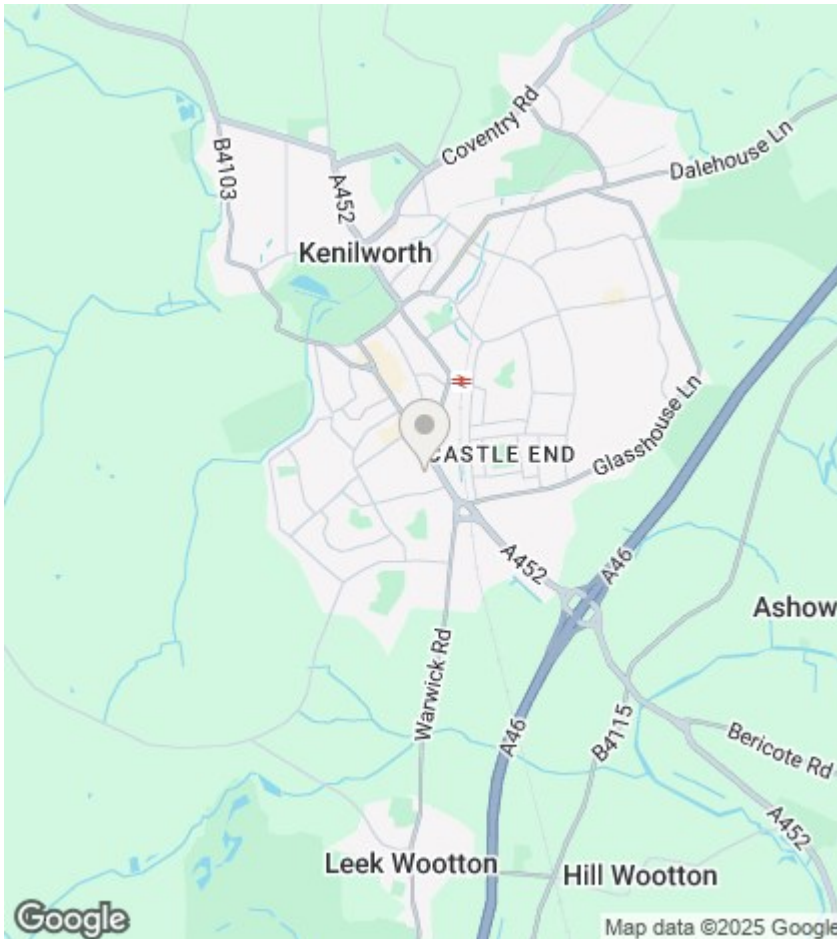
Window to the rear, rad and wall cabinets.

Wet Room

With a concealed cistern wc, wash hand basin and a shower. Tiled floor and walls, sliding door and a heated towel rail.

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.



Directions

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	70	79
(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. 49.8 sq. metres

