BOOTHROYD
& Company

Moorlands Avenue, Kenilworth

Offers In The Region Of £145,000

- Two Bedroom Retirement Apartment
- No Onward Chain
- On-Site Manager
- EPC Rating - C
- On Site Manger/Communal Day room, Conservatory & Attractive Maintained Gardens
- Close to the Town Centre In A Quiet Cul De Sac
- Gas Central Heating Included In Service Charge
- Modern Shower Room
- Extended Lease Upon Completion
- Warwick District Council Tax Band D

19 The Square, Kenilworth, Warwickshire, CV8 1EF
01926 857244
sales@boothroyd.co.uk
www.boothroyd.co.uk

Moorlands Avenue, Kenilworth, CV8 1RT

A well positioned first floor two bedroom retirement apartment (with lift) located close to the town centre with its full range of facilities and amenities, set within a quiet cul-de-sac location. Available for over 55's with manager on site (Sarah) the accommodation offers: reception hallway, living room, fitted kitchen, quality shower room, two bedrooms, communal facilities and allocated parking, there is 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 will benefit from a extended lease upon completion.

2 1 1 C - 73 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.

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

Lounge
With a double glazed window to the fore with views across the gardens, and front of the development. Coving, wall lights, t.v. aerial point, feature electric fire, with marble composite inset and hearth with white wood carved mantle and surround, two radiators. Archway through to

Kitchen
Comprehensively fitted with a range of matching base and wall units with T-bar handles and rounded edge work surfaces with single drainer stainless steel sink with chrome mixer tap, ceramic tiling to splash back, integrated Bosch mid-level double fan assisted oven and grill with four ring Ceramic hob with illuminated extractor hood over, freestanding appliances included in the sale are a Indesit washing machine, freestanding undercounter LEC fridge freezer, ceiling light, vinyl floor.

Double Bedroom One
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.

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, with a walk in low step to a mains fed shower with chrome temperature control fittings and shower attachment with grab handles and screen, ceramic tiling to walls, ceiling light, extractor fan, heated chrome towel rail, wall mounted mirror.

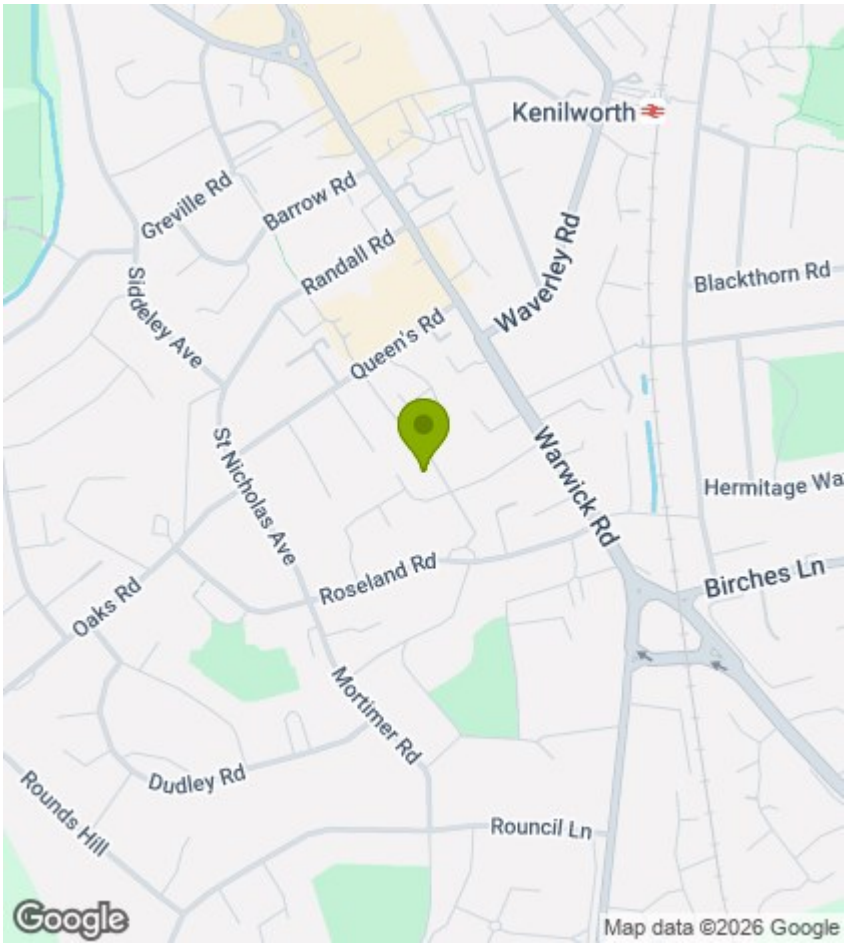
Bedroom Two / Dining Room
Double glazed window to front, coving, wall light, life line control cord.

Tenure
The property is Leasehold and will benefit from an extended lease.

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 64 years unexpired), with a monthly service/management charge of approximately £380.18 per month, including hot water, central heating, buildings insurance, maintenance and services of the duty manager, as well as a £100/ year ground rent. The Property will benefit from an extended lease upon completion taking it to circa 154 years.

Fixtures and Fittings
All fixtures and fittings as mentioned in our sales particulars are included; all others are expressly excluded.

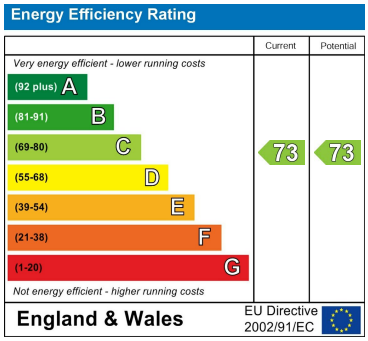


Viewings

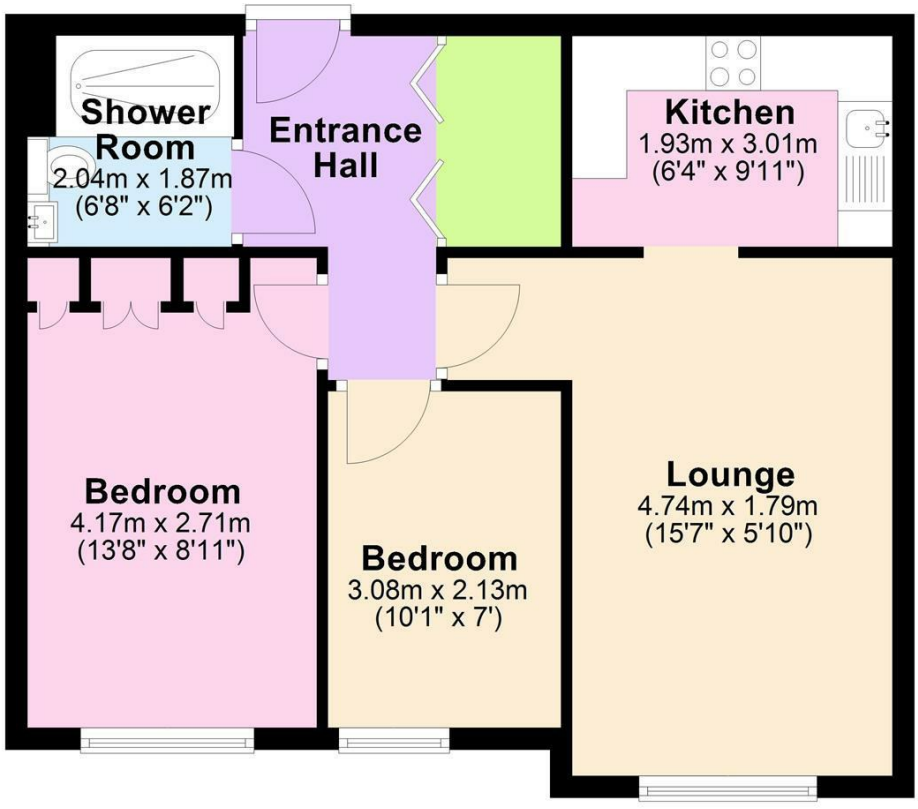
Viewings by arrangement only. Call 01926 857244 to make an appointment.

EPC Rating:

C



Top Floor



19 The Square, Kenilworth, Warwickshire, CV8 1EF
01926 857244
sales@boothroyd.co.uk
www.boothroyd.co.uk