



## 25 MOORLANDS LODGE

KENILWORTH, CV8 1RT

- LOVELY RETIREMENT APARTMENT
- FIRST FLOOR - LIFT IN BUILDING
- DELIGHTFUL COMMUNAL GARDENS
- COMMUNAL LOUNGE & SITTING AREAS
- SERVICE CHARGE INCLUDES HEATING & HOT WATER
- SERVICE CHARGE £100 PER WEEK APPROX
- RESIDENTS ONLY PARKING
- DOUBLE BEDROOM
- MODERN SHOWER ROOM
- EPC RATING C, COUNCIL TAX C





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## THE PROPERTY

### THE PROPERTY & LOCATION

Welcome to Moorlands Lodge, a delightful complex of retirement apartments located in the beautiful town of Kenilworth. Nestled in the heart of Warwickshire, just a stone's throw away from the town centre and its extensive shopping facilities, this stunning complex is sure to make you feel right at home.

This cosy first-floor one-bedroom apartment is ready to move into and offers everything you need for your retirement. The bedroom is spacious and airy with lots of natural light. The kitchen is fully fitted and comes complete with modern appliances. There is plenty of storage space throughout the property, perfect for keeping all of your belongings neat and tidy. The apartment includes a shower room, ideal for those in need of easy access.

The living room is bright and airy with plenty of space for entertaining guests or just relaxing. There are windows overlooking the communal gardens to the front which provide lovely views. The communal lounge and seating area are perfect for socialising with other residents.

The heating and hot water are included in the service charge, so you won't have to worry about extra bills each month. There is a lift within the building making it easy to get around and emergency pull chords around the building provide peace of mind. There is plenty of residents' parking too. The service charge also covers the upkeep of the communal gardens which are perfectly maintained and beautifully presented.

Kenilworth is an attractive town in Warwickshire with plenty to offer. It has a bustling high street full of independent shops, cafes, pubs and restaurants as well as larger stores. The beautiful Kenilworth Castle is nearby and there are plenty of parks and green spaces to explore. The town has great transport links with regular buses running into Warwick and Coventry, as well as direct trains to Birmingham city centre.

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## THE LOCATION

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MARKETED BY ELIZABETH DAVENPORT Sales, Lettings & Property Management

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Call us for a free property appraisal, we're here to help you move.

# First Floor

Approx. 39.8 sq. metres (428.4 sq. feet)

