



ESTATE AGENT
IN KENILWORTH

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RESIDENTIAL



23 Moorlands Lodge | Moorlands Avenue | Kenilworth | CV8 1RT

A super first floor apartment within this popular development. The property is tastefully presented, provides well planned and spacious living with the added benefit of two bedrooms plus a modern shower room. This is a lovely property which can only be appreciated by viewing. The location is ideal as the town centre, shops, supermarkets, bus stop and train station are all within easy reach via a flat walk.

£164,950

- Popular, Small Development for Over 55s
- Gas Central Heating, Running Costs Included In Service Charge
- Two Bedrooms
- First Floor, Quiet Position



Property Description

Moorlands Lodge

This is a popular retirement development close to the town centre, ensuring easy access to all the town's excellent social and shopping amenities. The complex is also smaller than most in terms of the amount of properties, there is a residents lounge and conservatory plus an on site manager.

Moorlands Lodge also has the added benefit of a communal gas heating system which means that each property has gas central heating the cost of this is included within the monthly service charge.

Security Entryphone System

Staircase and Lift To First Floor

Personal Entrance Door to Number 23

Entrance Hall

With radiator, central heating thermostat, useful built in cloaks/storage cupboard and airing cupboard. Telephone point.

Lounge

5.05m x 3.00m plus 1.14m x 1.96m (16'7" x 9'10 plus 3'9" x 6'5")

With two radiators, feature fireplace with fitted electric fire and four wall light points. From the window are nice views and garden aspects.

Kitchen

3.00m x 2.21m (9'10 x 7'3")

Having an extensive range of cupboard and drawer units with matching wall cupboards and round edged worksurfaces. White single drainer sink unit, space for tall fridge/freezer, space and plumbing for washing machine and radiator. Pleasant views.

Re-fitted Shower Room

Having large walk in shower having glazed screen, wc and vanity sink unit. Complementary tiling, shaver point, extractor fan and heated towel rail.

Double Bedroom One

3.78m x 2.95m (12'5" x 9'8")

With nice views, radiator, two wall light points and built in wardrobes.

Bedroom Two

3.02m x 1.88m (9'11" x 6'2")

Again with nice views, radiator and wall light point.

Outside

Parking

To the outside of the apartments are car parking spaces for residents use plus on street parking for visitors.

Garden

To the front and rear are communal gardens, attractively laid out with lawn and mature shrubs to the rear and to the front is the parking and mature shrubby borders.

Tenure

The property has a 99 year Lease from January 1992. The Service/Management Fee for this year has been increased to approx £580.00 per month due to some 'one off' maintenance costs at the development. Trinity are the Managing Agent. The hot water, gas central heating, buildings insurance and the services of the on site manager are included within the Management Fees. The Ground Rent is £100.00 per annum to E & J Estates.



Tenure

Leasehold

Council Tax Band

D

Viewing Arrangements

Strictly by appointment

Contact Details

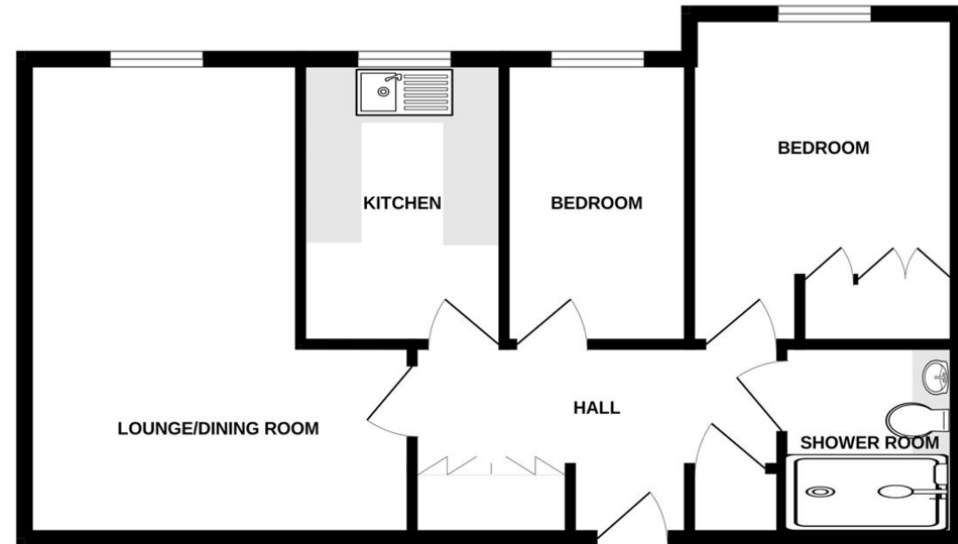
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

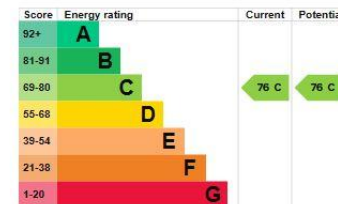
FIRST FLOOR



Energy rating and score

This property's current energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60