



ESTATE AGENT  
IN KENILWORTH

JULIE PHILPOT

RESIDENTIAL



## 12 Moorlands Lodge | Moorlands Avenue | Kenilworth | CV8 1RT

An immaculate, newly improved, ground floor retirement apartment located in an enviable corner position affording lots of natural light to the property as well as pleasant aspects from all principal rooms. The property has just been redecorated throughout with new carpets as well as a brand new shower room. The apartment is well planned with two bedrooms, has a lovely living room with walk in bay window and kitchen plus the new bathroom/shower-room, it is very much ready to move into immediately. Further benefits include gas central heating with radiators, the cost of this is included within the Management Fee, which is a great bonus and is popular with residents.

£175,000

- Ground Floor, Two Bedrooms
- Newly Decorated & New Carpets
- Newly Fitted Shower Room
- No Chain Involved



## Property Description

### **MOORLANDS LODGE**

This is a popular Retirement complex in Kenilworth particularly sought after due to the close proximity of the town centre as well as having gas central heating. The cost of this is included within the monthly management fee. There is a resident's lounge with kitchen facilities and conservatory plus an on site manager.

### **SECURITY ENTRY DOOR TO**

### **ENTRANCE HALL**

There is a main entrance to the development which is where the manager's office, residents lounge and conservatory are located. There are also two other entrances to the building one which is adjacent to the apartment.

### **PERSONAL ENTRANCE DOOR TO NUMBER 12**

### **HALLWAY**

A good size hall with built in storage cupboard and airing cupboard having two double doors. Radiator, telephone point, central heating thermostat and security entry system.

### **RE-FITTED BATHROOM**

2.01 x 1.85 (6'7" x 6'1")

This shower room has just been refitted with a corner shower enclosure having glazed curved screen door, w.c. and wash basin. Complementary tiling and extractor fan.

### **KITCHEN**

2.95 x 1.88 (9'8" x 6'2")

Having pleasant views to the front of the development. Range of cupboard and drawer units with matching wall cupboards, four ring electric hob having extractor hood over. Space and plumbing for washing machine and space for under counter fridge and freezer.

### **LOUNGE/DINER**

5.23 x 4.04 (17'2" x 13'3")

Having dual aspects with pleasant views. This is a lovely light room with bay window, modern stone fireplace having electric fire, radiator, telephone point and three wall light points. TV aerial connection.

### **DOUBLE BEDROOM ONE**

4.11 x 2.64 (13'6" x 8'8")

Having two wall light points, built in wardrobes, radiator, tv aerial connection and pleasant views.

### **BEDROOM TWO**

3.1 x 2.01 (10'2" x 6'7")

Having built in wardrobe, wall light point, radiator and pleasant view.

### **OUTSIDE**

To the front and side of the development are car parking spaces for residents. To the rear is a communal garden area.

### **TENURE**

The property is held on a 99 year lease (approximately 66 years unexpired), with a yearly Service/Management Fee of £4664.04 payable to Trinity. E&J Estates. The Ground Rent is £100.00 per annum. The hot water, gas central heating, buildings insurance, communal maintenance and services of the duty manager are included within the Service/Management Fee.



## Tenure

Leasehold

## Council Tax Band

D

## Viewing Arrangements

Strictly by appointment

## Contact Details

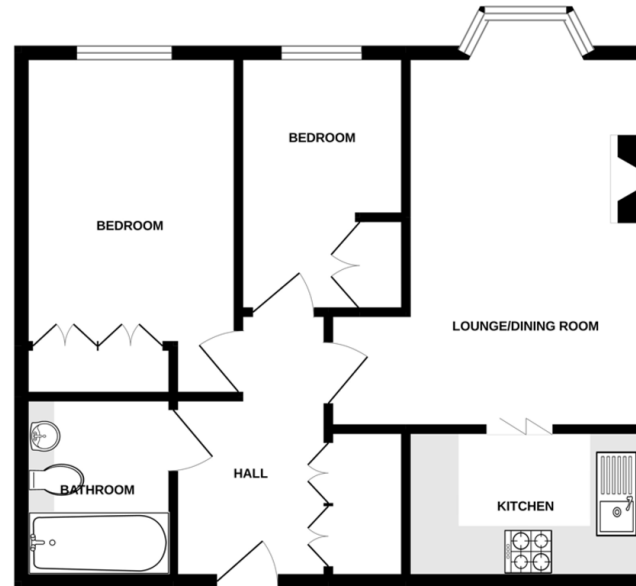
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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

GROUND FLOOR  
557 sq.ft. (51.7 sq.m.) approx.

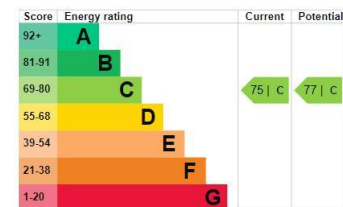


TOTAL FLOOR AREA: 557 sq.ft. (51.7 sq.m.) approx.  
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### Energy efficiency rating for this property

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

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



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

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

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