



JULIE PHILPOT  
RESIDENTIAL



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

This lovely, well-presented one bedroom retirement apartment is available with No Chain Involved. It has an attractive outlook over the well-tended front lawns. The apartment is spacious with a welcoming entrance hall, a bright lounge/diner, hall, modern kitchen, double bedroom and shower room. Further benefits include gas central heating, the cost of which is included in the Management Fee. The property is situated in a quiet cul-de-sac location, whilst also being within an easy flat walk to the town centre and shops. Within Moorlands Lodge there is also a communal lounge, a dining room, a guest suite and well-maintained gardens.

£100,000

- Ground Floor Retirement Apartment
- No Chain Involved
- Quiet Location
- Residents Parking
- Gas Central Heating



## Property Description

### MOORLANDS LODGE

This is a popular retirement complex in Kenilworth particularly sought after due to the close proximity of the town centre, shops, GP and Dentist surgeries, train and bus stations and other popular social amenities are within easy walking distance. Gas central heating and hot water is included within the monthly management fee. There is a residents' lounge with kitchen facilities, a guest suite, a conservatory and attractive communal gardens plus an onsite manager.

### SECURITY ENTRY DOOR TO

### COMMUNAL ENTRANCE HALL

There is a main entrance to the development which is where the manager's office and residents lounge are located. There is also a communal conservatory and lift further along the hallway.

### ALTERNATIVE ENTRANCE DOOR TO NUMBER 1

There are two other entrances to the building; one of which is adjacent to the apartment and leads directly to the apartment entrance door via a short corridor.

### PERSONAL ENTRANCE DOOR TO NUMBER ONE

### HALLWAY

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

### LOUNGE/DINER

13' 5" x 10' 1" (4.09m x 3.07m)  
Having pleasant views of the well-tended gardens, this is a lovely light room with feature fireplace with electric coal effect fire. Having radiator and t.v. aerial point.

### KITCHEN

7' 8" x 6' 2" (2.34m x 1.88m)

Having a range of modern cream shaker style cupboard and drawer units with matching wall cupboards, extensive rounded edge work surfaces, composite sink, space for a tall fridge freezer, space for an oven and hob with built in extractor hood, space and plumbing for automatic washing machine. There is also complementary wall and floor tiling.

### DOUBLE BEDROOM

12' 6" x 8' 8" (3.81m x 2.64m)

Having an extensive range of built-in wardrobes and over bed storage. Radiator and t.v. aerial point.

### SHOWER ROOM

5' 4" x 6' 7" (1.63m x 2.01m)

A generous size, fully tiled shower room with a large, walk-in shower with glazed shower screen, vanity wash basin with cupboards under and concealed cistern w.c. Large wall mounted mirror, heated towel rail and extractor fan.

### OUTSIDE

There are off road car parking spaces to the front and side of the development for residents. To the rear are well tended communal gardens.

### TENURE

The property is held on a 99-year lease from 1st January 1990, ending 1st January 2089, so approximately 64 years unexpired as of 2025. The current (24/25) yearly Service/Management Fee of £4718.04 is payable to Trinity. E&J Estates (2024/2025). The current (24/25) Ground Rent is £100.00 per annum. The hot water, gas central heating, buildings insurance, communal maintenance and services of the duty management are included within the Service/Management Fee.



# Tenure

Leasehold

# Council Tax Band

C

# Viewing Arrangements

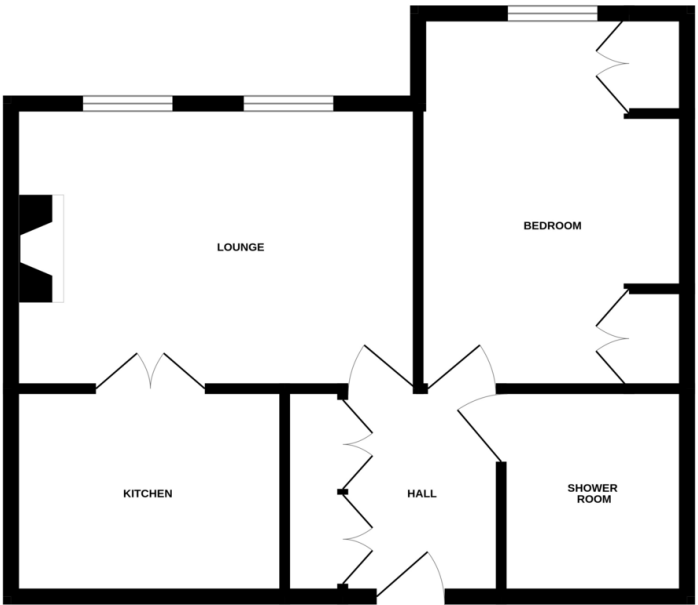
Strictly by appointment

# Contact Details

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Measurements are approximate. Not to scale. Illustrative purposes only.  
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This property's energy rating is C. It has the potential to be C.

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		