BOOTHROYD
& Company









Moorlands Lodge, Kenilworth

£125,000

- One Bedroom Ground Floor Retirement Apartment
- EPC Rating - C
- Living Room With Feature Fireplace & Bay Window
- On Site Manger
- No Onward Chain
- Immaculately Presented
- Re-Fitted Shower Room
- Town Centre Location
- Gas Central Heating Included In The Service Charge
- Warwick District Council Tax Band - C

19 The Square, Kenilworth, Warwickshire, CV8 1EF
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Moorlands Avenue, Kenilworth, CV8 1RT

An exceptional opportunity to purchase this superb one bedroom beautifully presented ground floor retirement apartment for the over 55's, providing lovely spacious accommodation in a safe and secure environment, in this quality development. Located in a quiet cul de sac, close to Kenilworth Town Centre with its full range of facilities and amenities, all within walking distance.

This luxury apartment benefits from an in-house duty manager, excellent communal facilities with residents lounge, kitchenette, conservatory, guest suite, lift, car parking and delightful communal maintained gardens. There is a secure communal reception hall with resident manager's office.

The accommodation comprises; entrance hall with fitted storage cupboards, attractive and well designed living room with feature fireplace, master bedroom, fitted kitchen with appliance spaces, attractive refitted luxury walk-in shower room, full double glazing and gas central heating. The property has an alarm cord system, maintenance charges include hot water, central heating, insurance, maintenance and services of the resident manager. The property is offered for sale with no onward chain and will benefit from a extended lease upon completion.

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Council Tax Band: C







Communal Entrance
Communal porch with entry system leading into the

Entrance Foyer
Communal carpeted entrance hallway with manager's office. Flat 12a located on ground floor.

Entrance Hall
Coir matting, coving, smoke alarm, built-in bi-folding doors to large walk in cloak cupboards with hanging rail, fitted light and useful storage space. Radiator, intercom and alarm system as you enter and door release controls too. Central heating thermostat control on the wall.

Lounge
With double glazed bay window to the fore, radiators, three wall lights, coving, T.V. aerial point feature living flame effect electric fire with marble composite inset and hearth with decorative white wood mantle and surround.

Fitted Kitchen
Fitted with a range of shaker style base and wall units. Granite effect square edge work surfaces, single drainer granite composite sink unit with mixer tap. Integrated four ring electric hob with illuminated cooker filter above and double oven and grill below. Space for 50/50 fridge/freezer, space and plumbing for automatic washing machine, ceramic tiled splash backs and track lighting.

Bedroom One
With double door built-in wardrobe cupboards with hanging rails and shelving, window with radiator underneath, two wall light points, alarm cord system.

Shower Room
With a refitted luxury three piece white suite with encased low level w.c., vanity wash hand basin with two matching high gloss cupboards below. Large walk in shower enclosure with fitted glazed shower screen, mains fed shower, chrome fittings and grab rails. Heated chrome towel rail and full height ceramic tiles to walls, central ceiling light, extractor fan and wall mirror.

Service Charge
The property is held on a 99 year lease (approximately 62 years unexpired), with a ground rent of £100.00 paid annually and a review period of 25 years. Monthly service/management charge of approximately £400.00 per month including hot water, central heating, buildings insurance, maintenance and services of the duty manager. The Vendors are in the process of renewing the lease adding a 90 year extension.

Facilities
There is a communal lounge with kitchenette as well as a residents sitting room, communal conservatory day room in addition. There is also an en-suite Guest Room, for visitors and family members.

Parking
There is communal parking on a first come first serve basis at the site restricted to residents and their visitors only.

Tenure
The property is Leasehold with a 99 year lease with 62 years remaining with a monthly charge of £388.67 (£4,664 per year) payable to Trinity Estates on behalf of the freeholder E & J Estates this includes the hot water, gas central heating, building insurance and on site manager. The Property will benefit from an extended lease upon completion.

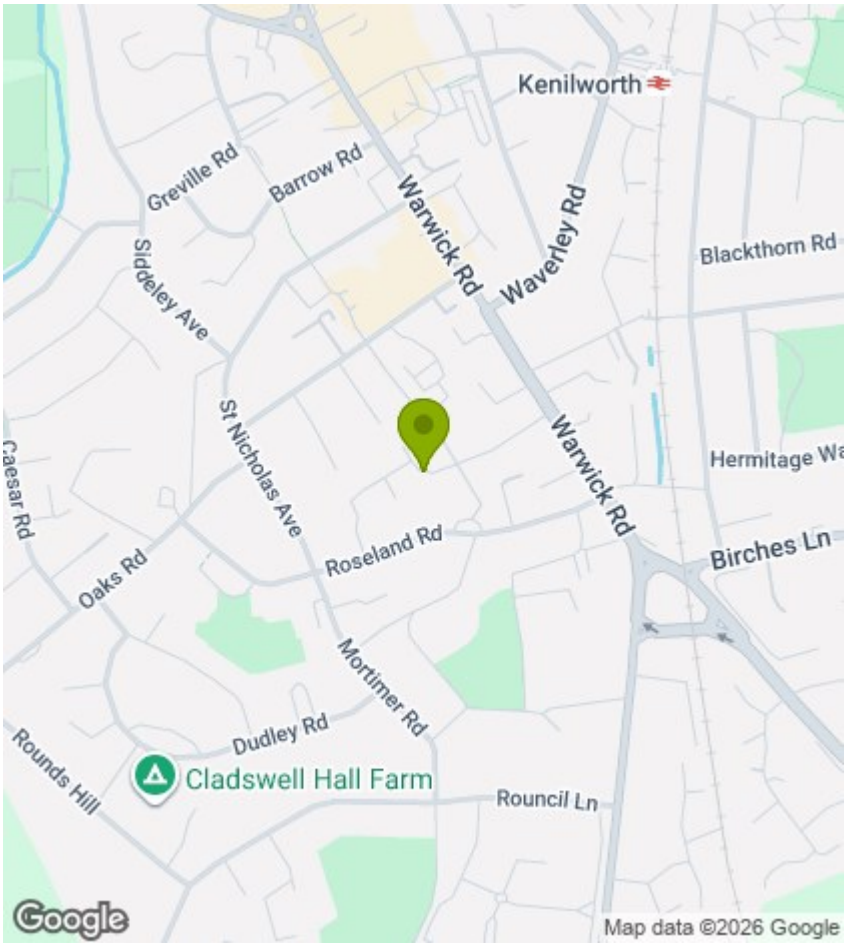
Services
Mobile coverage

EE
Vodafone
Three
O2
Broadband

Basic
16 Mbps
Superfast
65 Mbps
Ultrafast
1000 Mbps
Satellite / Fibre TV Availability

BT
Sky
Virgin

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

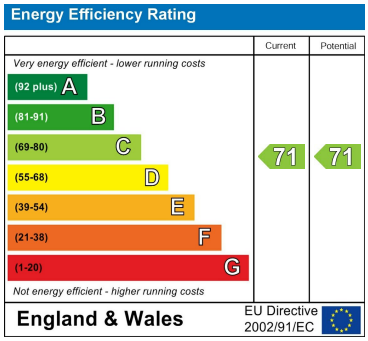


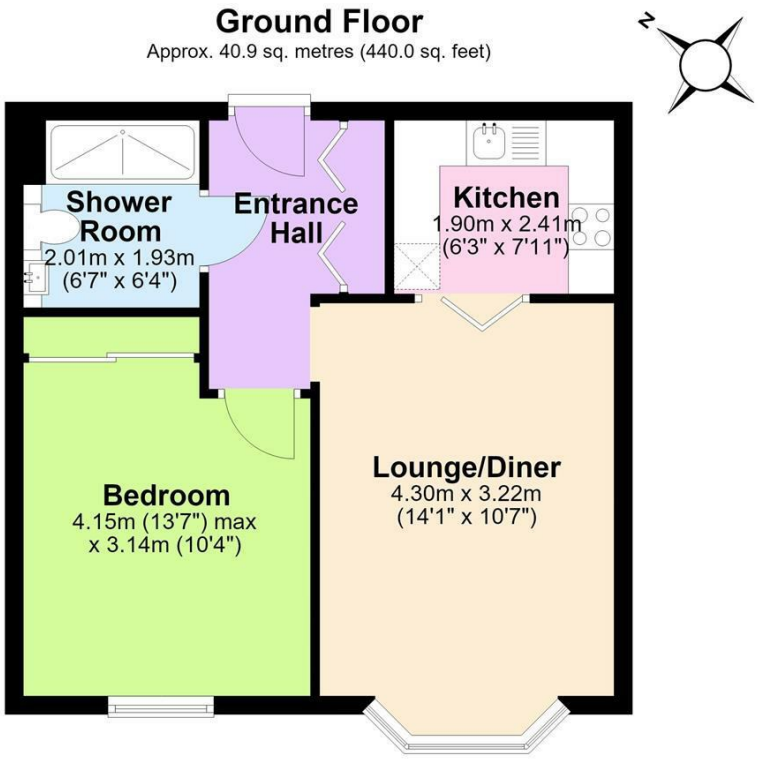
Viewings

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

EPC Rating:

C





Total area: approx. 40.9 sq. metres (440.0 sq. feet)

For illustrative purposes only. Whilst every attempt has been made to ensure the plan is accurate and presents the property in the best way, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement.
Plan produced using PlanUp.

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