



Moorlands Lodge  
Moorlands Avenue  
Kenilworth  
CV8 1RT

£138,950





# 1 Bedroom Apartment located in Kenilworth.



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40.9  
sq .m

## FULL DESCRIPTION

### THE PROPERTY

A well-positioned self-contained first floor retirement apartment in this popular and sought-after select development within close walking distance of Kenilworth Town centre and Sainsbury's yet located in a quiet cul-de-sac. The safe and secure environment with the benefit of on-site manager, communal facilities to include a resident's meeting room with adjoining kitchenette, Dayroom/conservatory, Guest suite, library/quiet room and INCLUDES constant hot water and central heating within the service charge and offered for sale with no chain and early vacant possession. The apartment offers: spacious reception hallway with useful built-in storage/airing cupboard, living room with feature fireplace, re fitted kitchen with washing machine and built-in oven provided, good sized bedroom with built in wardrobes, luxury refitted bathroom room and outside well-kept communal gardens. The property benefits from full gas fired central heating which is included within the service charge.

### APPROACH

Approached over a block paved parking forecourt to a fully enclosed communal entrance porch with secure intercom system leading into

### RECEPTION AREA

Carpeted reception area with managers office and acces to communal lounge, day room, lift, and stairs.

### LIFT ACCESS

passenger lift to first floor.

### HALL

With radiator, coving, central ceiling light, access to useful loft space, large built-in airing/storage cupboard with matching louvered doors with fitted slatted shelving and immersion heater with lagged copper cylinder. Panelled door through to the

### LOUNGE

14' 1" x 10' 6" (4.30m x 3.22m)

With three wall light points, coving, double glazed window with interesting views across the front forecourt, range of double power points, tv and telephone points, feature electric fire with decorative marble inset and hearth with white wooden mantel and surround, wood laminate flooring, warden control cord and archway into the

### KITCHEN

6' 3" x 7' 11" (1.92m x 2.42m)

Comprehensively refitted with a range of matching off white wood base and wall units and pull out pantry cupboard, rounded edge work surfaces, and brushed steel handles, single drainer stainless sink with central mixer tap, integrated single electric under counter oven with grill with four ring electric hob and stainless steel illuminated extractor hood, ceramic tiling splashbacks to the work areas, central ceiling light, warden controlled cord, integrated fridge/freezer, washing machine and laminate flooring.

### BEDROOM

11' 7" x 10' 2" (3.55m x 3.10m)

With double glazed window overlooking the front, radiator, coving, two wall light points, warden controlled cord with telephone point and a range of double power points, useful built in two sets of double wardrobes with hanging rail and shelf above, wood laminate flooring.

### BATHROOM

With a refitted three-piece white suite with low level w.c, vanity wash hand basin with cupboard, bath with central chrome mixer tap with shower attachments over, grey tiling to walls with inset mosaic pattern, extractor fan, ceiling light, heated chrome towel rail, wood laminate flooring.



#### OUTSIDE

The property is surrounded by well-kept mature communal gardens, predominantly laid to lawn with a variety of shrubs and mature trees, large tarmac and block paved parking facilities for guests and residents. There is a residents refuse area, drying area with clothes lines and communal seating areas.

#### SECONDARY ACCESS

Security door to stairs with stairlift to the first-floor landing close to the entrance to apartment No.27.

#### RESIDENT DAY ROOM

Situated overlooking the communal gardens with comfortable furnishings and a relaxing environment for the residents.

#### EN-SUITE GUEST ROOM

A twin room guest suite with en-suite shower room is available to book for relatives or friends who wish to stay subject to a nightly charge and pre booking.

#### LOUNGE AND COMMUNAL KITCHEN

Superbly equipped for meetings with all residents and for family parties or gatherings with adjoining kitchen for the resident's lounge for catering purposes/gatherings.

#### TENURE

The property is held on a 99 year lease (approximately 67 years unexpired), with an approximate service/management charge payable to Trinity estate of £3000 per annum. E&J Estates collect ground rent to the sum of £100.00 per annum, including hot water, central heating, buildings insurance, maintenance, and services of the duty manager.

#### FIXTURES AND FITTINGS

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



FLOORPLAN

**First Floor Flat**

Approx. 40.9 sq. metres



Total area: approx. 40.9 sq. metres

CONTACT

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