



JULIE PHILPOT
RESIDENTIAL



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

£175,000

An immaculate, newly improved, ground floor retirement apartment located in an enviable corner position affording lots of natural light, as well as pleasant aspects from all principal rooms. The property benefits from a brand new kitchen and shower room and has just been redecorated throughout with new carpets. The apartment is well planned with two bedrooms and has a lovely living room with walk in bay window. 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. The location is ideal being within an easy flat walk to the town centre and other excellent social and shopping amenities plus bus service and train station.

- Ground Floor, Two Bedrooms
- Newly Fitted Kitchen
- Newly Fitted Shower Room
- Redecorated and New Carpets Throughout
- 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.

REFITTED 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.

REFITTED KITCHEN

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

Having pleasant views to the front of the development and having been recently refitted in an attractive range of modern white units comprising, base cupboards, drawers and matching wall cupboards. Quality formed worksurfaces with inset stainless steel sink unit with mixer tap over. Integrated four ring electric hob with built-in oven beneath and extractor hood over. Space and plumbing for washing machine and space for tall fridge/freezer. Ceramic tiled splashbacks and wood laminate flooring.

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 63 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.

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Tenure

Leasehold

Council Tax Band

D

Viewing Arrangements

Strictly by appointment

Contact Details

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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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

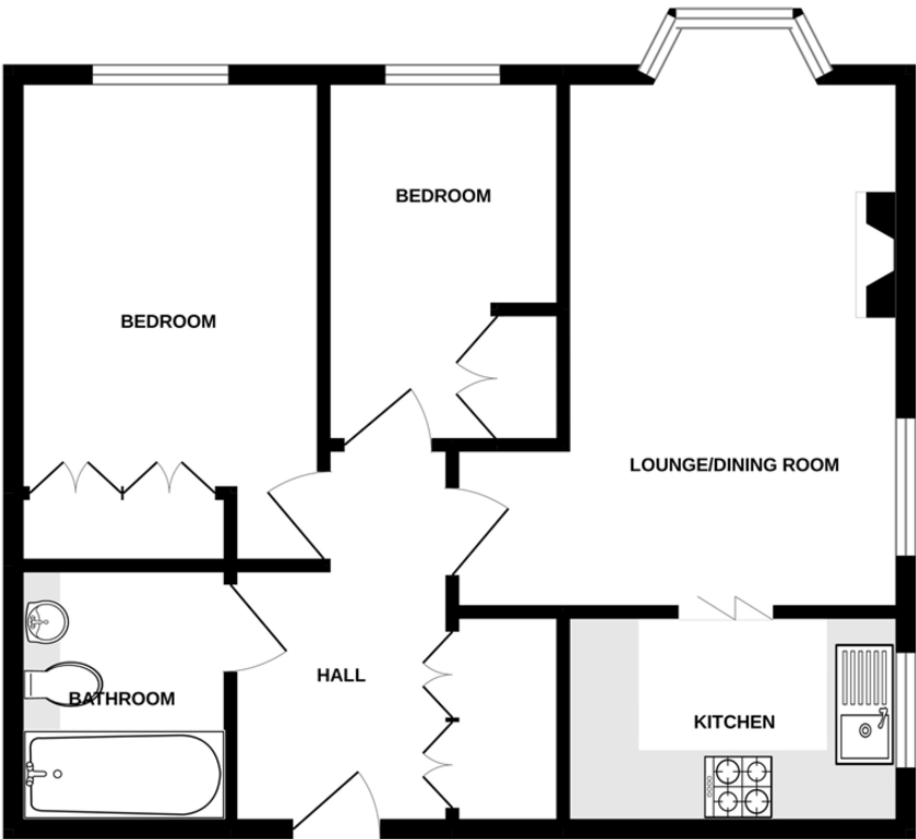
Properties are given a rating from A (most efficient) to G (least efficient).

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

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