



ESTATE AGENT  
IN KENILWORTH

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RESIDENTIAL



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

A delightful ground floor retirement apartment, well presented throughout with the added benefit of a sunny position allowing in lots of natural light. The property is in an enviable position within this small development and has the advantage of two bedrooms, a lounge with bay window, nice kitchen and bathroom and due to the location within the building access in and out is very easy. A further advantage is that the town centre, shops, supermarket and plus routes are all within easy reach and a flat walk.

£167,000

- Ground Floor Apartment
- Two Bedrooms
- Sunny Aspect
- Popular Development
- One Year Service Charge Paid By Seller



## Property Description

### **Moorlands Lodge**

A popular retirement development close to the town centre of Kenilworth, ensuring easy access to town, shops, supermarkets, doctors, dentists and bus services. The complex is also smaller than most, there is a residents lounge and conservatory plus an on site manager. Moorlands Lodge also has the added benefit of a communal gas heating system which means that each property has gas central heating the cost of this is included within the monthly service charge as well as a 24 hour pull cord emergency assistance which is included in the monthly charge.

### **Security Entryphone System**

#### **Personal Entrance Door To Number 2**

#### **Entrance Hall**

With radiator, smoke detector, telephone point, central heating thermostat and security entryphone. Double door storage/airing cupboard with hot water cylinder and space for Hoover, ironing board, coats bags etc.

### **Lounge**

5.26m x 4.01m max (17'3" x 13'2" max)

A lovely lounge/diner with walk in by window, feature fireplace, radiator, three wall light points and tv aerial connection.

### **Kitchen**

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

With a nice view from the kitchen window, a matching range of cupboard and drawer units and wall units, four ring electric hob with extractor hood over and wall mounted electric oven having cupboard over and drawers under. Integrated under counter fridge and freezer and washer/dryer as fitted. Complementary tiling.

### Double Bedroom

4.09m x 2.64m (13'5" x 8'8")

With radiator, double wardrobe, tv aerial connection and matching drawer units.

### Bedroom Two

3.07m x 2.06m (10'1" x 6'9")

With radiator.

### Bathroom

Having bath with shower and curtain rail over, concealed cistern w.c., vanity basin with double cupboard under and wall cupboard over. Silavent extractor, radiator and complementary tiling.

### Outside

#### Parking

To the outside of the apartments are car parking spaces for residents use plus on street parking for visitors.

#### Garden

To the rear is a communal garden area with lawn and mature shrubs.

### Tenure

The property has a 99 year lease from January 1992. The Service/Management fee for this year has been increased to approx £580.00 per month as there has been a 'one off' additional maintenance cost at the development. Trinity are the Managing Agents. The hot water, gas central heating, buildings insurance, communal maintenance and services of the on site manager are included within the Management Fee. The Ground Rent is £100.00 per annum paid to E & J Estates.

**THE SELLER IS PREPARED TO PAY THE FIRST YEARS SERVICE CHARGES FOR A SUCCESSFUL BUYER.**

### Fixtures & Fittings

The carpets, curtains and light fittings are all included within the purchase price.



## Tenure

Leasehold

## Council Tax Band

D

## Viewing Arrangements

Strictly by appointment

## Contact Details

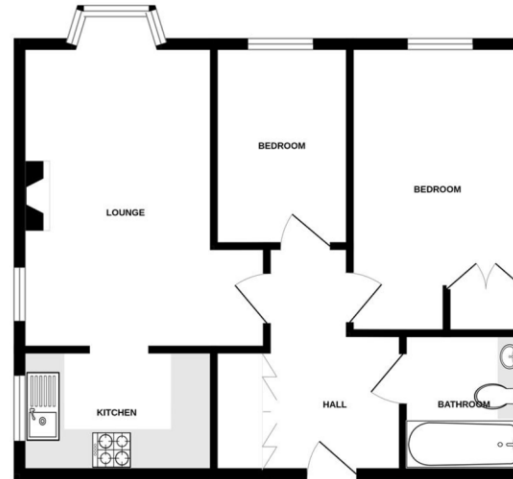
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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

GROUND FLOOR

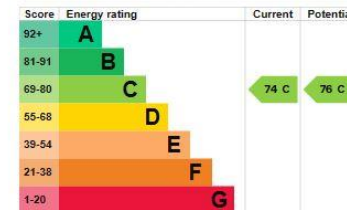


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### Energy rating and score

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

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



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

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

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