



JULIE PHILPOT
RESIDENTIAL



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

£165,000

An immaculate first floor two bedroomed apartment having been recently modernised and improved. These improvements include the refitting of the kitchen and shower room plus redecoration and new carpets. A delightful property with pleasant views from all principal rooms and being in a sunny location. The property also benefits from gas central heating and double glazing, it is easily accessible and there is resident's car parking. Viewing Essential.

- Immaculate & Recently Improved
- Modern, Refitted Kitchen in White
- Refitted Shower Room
- Two Bedrooms
- Ready To Move Into Immediately



Property Description

MOORLANDS LODGE

This is a popular retirement development which is within easy reach of the town centre, Sainsburys and Waitrose are just within a few minutes walk. There is a main bus route at the end of the road and the train station is also close by. The development is also smaller than most in terms of the amount of properties, there is a residents lounge and conservatory plus an on site manager. Moorlands Lodge also has the added benefit of a communal gas central heating system which means that each property has gas central heating the cost of this is included within the monthly service charge, you are able to control your own property temperature and use.

COMMUNAL ENTRANCE DOOR

With security entryphone system.

DOOR TO NUMBER 26

ENTRANCE HALL

A large hallway with built in cupboard having folding doors providing plenty of storage space. Security entry system, . Access to roof storage space.

REFITTED SHOWER ROOM

A professionally refitted and fully tiled shower room with large walk in shower having fixed head and hand held shower attachment, concealed cistern w.c., vanity wash basin and heated towel rail. Wall mirror with lighting and extractor fan. Fully tiled walls in complementary and modern ceramics.

LOUNGE/DINER

15' 7" x 13' 3" (4.75m x 4.04m) Max

Having dual aspect windows with pleasant views and benefitting from daytime sunshine. Feature fireplace with fitted fire, radiator and three wall light points.

REFITTED KITCHEN

9' 7" x 6' 1" (2.92m x 1.85m)

A very nice, professionally refitted modern kitchen in white with contrasting worktops providing plenty of preparation space. Range of cupboard and drawer units with matching wall cupboards and pan drawers. Lamona sink with space and plumbing for washing machine under. Lamona four ring hob with extractor hood over and tall integrated fridge/freezer. Neff 'slide and glide' cooker having built in Lamona microwave above plus additional storage cupboards above and below. Pleasant view from kitchen window and complementary tiling.

BEDROOM ONE

13' 7" x 8' 8" (4.14m x 2.64m)

With a range of built in bedroom furniture comprising dressing table unit under the window, three double wardrobes and one single wardrobe. Two wall light points, telephone point and tv aerial connection. Radiator.

BEDROOM TWO

10' 1" x 6' 7" (3.07m x 2.01m)

With radiator and wall light point. Often this bedroom is used as a study or as a dining room.

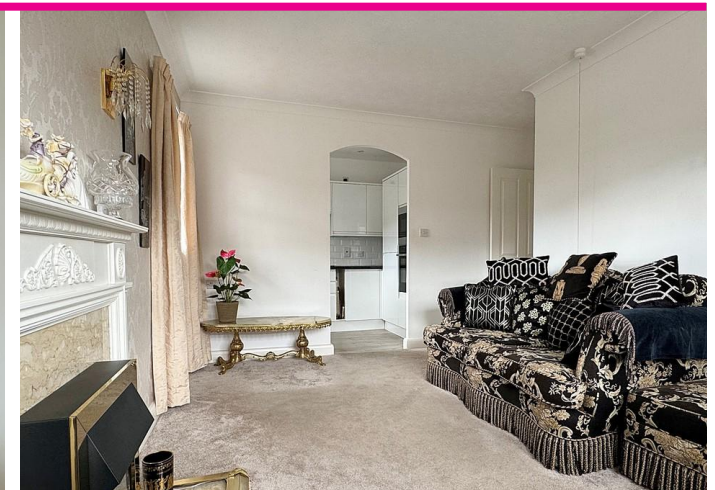
OUTSIDE

GARDEN AND PARKING

There are attractive communal gardens to the development being well maintained and well stocked. There are also parking spaces for residents to use which are not allocated.

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 due to some 'one off' maintenance costs at the development. Trinity are the Managing Agent. The hot water, gas central heating, buildings insurance and the services of the on site manager are included within the Management Fees. The Ground Rent is £100.00 per annum to E & J Estates.



Tenure

Leasehold

Council Tax Band

D

Viewing Arrangements

Strictly by appointment

Contact Details

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Energy rating and score

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

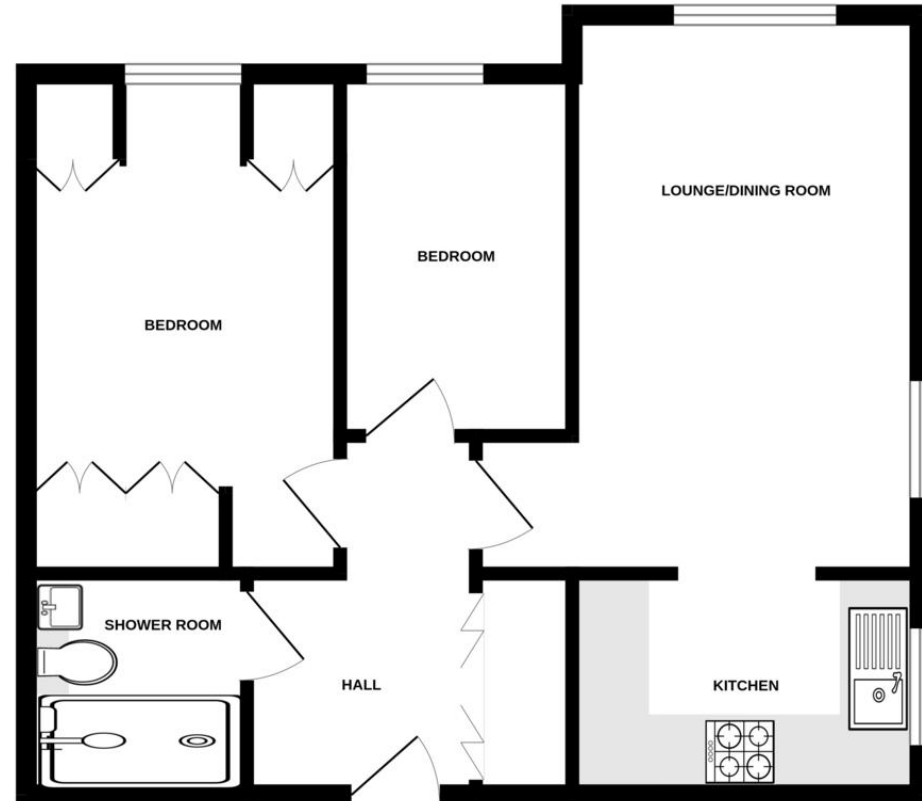
The graph shows this property's current and potential energy rating.

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

GROUND FLOOR
529 sq.ft. (49.1 sq.m.) approx.



TOTAL FLOOR AREA: 529 sq.ft. (49.1 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 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.