



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

Offers In The Region Of £155,000

- Two Bedroom First Floor Retirement Apartment
- Two bedrooms
- Spacious Living Room With Feature Fireplace
- On Site Manger
- No Onward Chain
- Refitted Kitchen & Shower Room
- Energy Rating C - 76
- Communal Lounge & Conservatory
- Gas Central Heating Included In The Service Charge
- Warwick District Council Tax Band D

26 Moorlands Lodge, Kenilworth CV8 1RT

An exceptional opportunity to purchase this superb two bedroom beautifully presented first floor retirement apartment, 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 including Sainsburys.

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, with further secondary entrance with stairs and chair lift to the apartment. The accommodation comprises; entrance hall with fitted storage cupboards, attractive and well designed living room with feature fireplace, two good bedrooms, one capable of being used as a dining room, fully fitted refurbished kitchen with appliance spaces, attractive refitted luxury shower, 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 an extended lease upon completion.



Council Tax Band: D



Communal Entrance

Communal porch with entry system leading into the

Entrance Foyer

Communal carpeted entrance hallway with manager's office. Lift & Stairs rising to flat number 26.

Entrance Hall

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

15'7" x 13'4"

With replacement double glazed windows to front and side, two radiators, three wall lights, coving, T.V. aerial point feature living flame effect electric fire with marble composite inset and hearth with white wood mantle and surround.

Refitted Kitchen

6'2" x 9'9"

Comprehensively refitted with a range of white high gloss handleless base and wall units. Granite effect square edge work surfaces, single drainer granite composite sink unit with mixer tap. Integrated four ring induction hob with concealed illuminated cooker filter above within matching fascia. Oven housing unit with feature Neff 'hide & slide' electric fan oven and grill with matching microwave above. Integrated fridge/freezer, space and plumbing for automatic washing machine, ceramic tiled splash backs, double glazed window to side with wood laminate flooring and LED downlighters plus LED under pelmet lighting.

Bedroom One

13'6" x 8'10"

with new double door built-in wardrobe cupboards with hanging rails and shelving, with matching dressing table with wardrobes either side, plus another set of double wardrobes with hanging and shelving and shoe rack, radiator, two wall light points, alarm cord system, replacement double glazed window and T.V. aerial point with wall mounting.

Bedroom Two/Dining Room

10'2" x 6'8"

With replacement double glazed window overlooking the front, radiator, coving, wall light point and 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 draws. Large walk in shower enclosure with fitted glazed shower screen, with mains fed shower, chrome fittings and attachments with twin shower heads. Heated chrome towel rail and white porcelain tiles to walls with inset pattern with grey porcelain tiles to floor, with electric underfloor heating, LED downlighters, extractor fan and mirrored LED vanity cabinet.

Service Charge

The property is held on a 99 year lease (approximately 66 years unexpired), with a monthly service/management charge of approximately £400 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.

Tenure

The property is Leasehold with a 99 year lease from 01/01/1990 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

All mains services are connected.

Fixtures & Fittings

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



Directions

Viewings

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

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		76	76
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

First Floor Flat

Approx. 53.5 sq. metres

