



25 Arlington Lodge, Arlington Avenue

Leamington Spa **CV32 5BF**

Guide Price £320,000

25 Arlington Lodge, Arlington Avenue

Being situated within this prime and leafy North Leamington location and being well positioned for access to town centre facilities, is this exceptionally well presented purpose-built first floor retirement apartment, suitable for those aged 60 years of age and over. Having originally been constructed by Churchill Retirement Living and forming part of a managed retirement development which also enjoys good communal amenities, the flat itself offers two double bedroomed accommodation with the advantage of en suite facilities to the master bedroom, together with a principal bathroom. Externally, there is a beautifully presented and maintained communal garden to the rear of the building, complete with seating and communal garden furniture, there also being the option of a parking space, these being allocated discretionally to residents only. Overall this is an exceptional opportunity to purchase a superb retirement apartment which enjoys an outlook to the front entrance of the building and is offered for sale with the benefit of no onward chain.

LOCATION

Arlington Avenue lies a short distance north of central Leamington Spa and is within walking distance of the full range of amenities and facilities available within Leamington town centre, these include the town's wide array of shops and independent retailers, restaurants, artisan coffee shops and parks. There are excellent local road links available out of the town to neighbouring towns and centres, along with links to major routes including the Midland motorway network with Leamington Spa railway station providing regular rail links to many destinations including Birmingham and London.

ON THE GROUND FLOOR

COMMUNAL ENTRANCE AREA

Which is protected by a telephone entry system and from where access is gained to the communal lounge as well as stair and lift access to the first floor where a private entrance door gives access to the apartment itself and:-

THROUGH RECEPTION HALLWAY

With electric radiator, built-in meter cupboard, further walk-in storage cupboard which houses the Gledhill electric heating system and with panelled style doors radiating to:-

LOUNGE/DINING ROOM

6.12m max x 4.24m max (20'1" max x 13'11" max)
- forming an 'L' shape.

With feature stone effect fireplace and hearth housing a glowing coal effect electric fire, UPVC double glazed door opening to a balustraded Juliet balcony which provides an outlook over the front of the building, electric radiator and glazed door giving access to:-

KITCHEN

2.74m x 1.98m (9'0" x 6'6")

Being attractively and comprehensively equipped with a range of units in a gloss white finish complete with integrated appliances and having base cupboards and drawers, wood grain effect worktops over with tiled splashbacks, coordinating wall cabinets to two sides, inset electric hob with stainless steel filter hood over, integrated electric oven having cupboards above and below, integrated Zanussi washing machine with stainless steel sink unit and mixer tap over, wood grain effect flooring and UPVC double glazed window.

BEDROOM ONE

3.68m + passageway x 2.77m (12'1" + passageway x 9'1")

Having built-in double wardrobe with sliding mirror doors fronting, UPVC double glazed window overlooking the front of the building, electric radiator and door to:-

EN SUITE SHOWER ROOM

Being attractively fitted with fully ceramic tiled walls and white fittings comprising low level WC, inset wash hand basin with mixer tap, integrated storage cupboard below and illuminated storage cupboard over with mirror, walk-in shower enclosure with double sliding doors fronting and fitted shower unit and chrome towel warmer/radiator.

BEDROOM TWO

4.24m x 2.77m (13'11" x 9'1")

With UPVC double glazed window overlooking the front of the building and electric radiator.

Features

Superb First Floor Retirement Apartment

Spacious Well Presented Accommodation

Lounge/Dining Room

Well Equipped Kitchen

Two Double Bedrooms

Two Bathrooms

Beautiful Communal Garden

Prime North Leamington Location

No Chain

BATHROOM

With fully ceramic tiled walls and three piece white suite to replicate that in the en suite having low level WC, inset wash hand basin with mixer tap, integrated cupboard below and illuminated mirror cabinet over, panelled bath with glazed shower screen and shower over and chrome towel warmer/radiator.

OUTSIDE

COMMUNAL GARDENS

Positioned immediately to the rear of Arlington Lodge is a beautiful and substantial landscaped communal garden area which is predominantly laid to lawn with numerous mature trees, beautifully stocked beds and borders and communal outdoor seating and dining space.

PARKING

Parking spaces are understood to be allocated discretionally by the site manager. There are also a number of visitors' car parking spaces.

TENURE

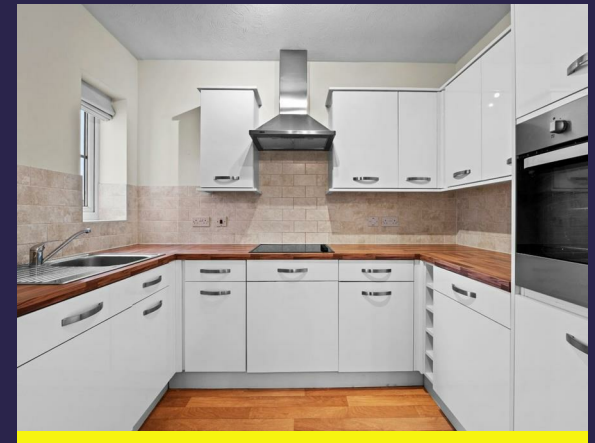
The property is Leasehold for a term of 125 years from 1st April 2015. There is an annual ground rent payable which we are advised by the vendor presently stands at £764.86p

SERVICE CHARGES

We are advised by the vendor that the service charge is payable half-yearly with the total for the current year being £5,120.50p

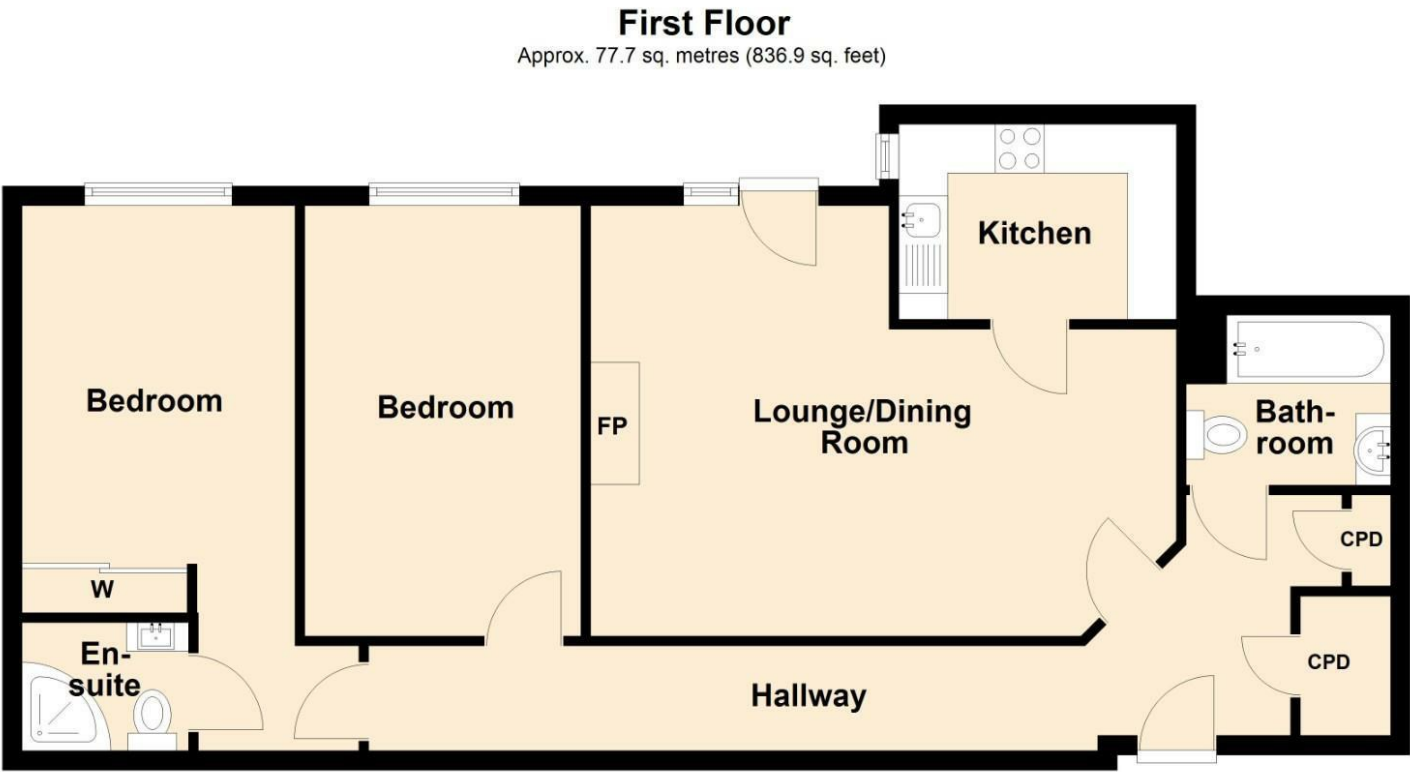
DIRECTIONS

Postcode for sat-nav - CV32 5BF.
what3words - events.expose.polite





Floorplan



Total area: approx. 77.7 sq. metres (836.9 sq. feet)

General Information

Tenure
Leasehold

Fixtures & Fittings

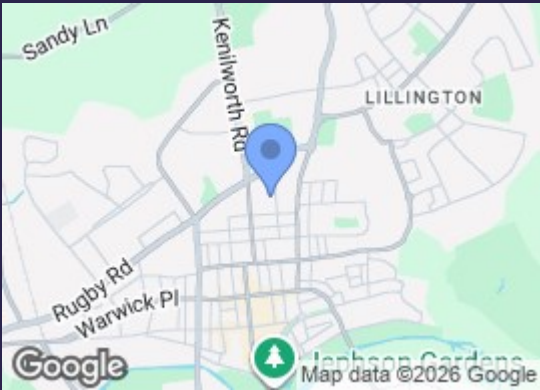
Services

We understand that mains water, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

Specifically excluded unless mentioned in these sales particulars.

Council Tax

Band C - Warwick District Council



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(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

Contact us

01926 888998

leamington@wiglesworth.com

Visit us

14 Euston Place, Leamington Spa,
Warwickshire, CV32 4LY

wiglesworth.com