



**25 Arlington Lodge, Arlington Avenue**

Leamington Spa CV32 5BF

Guide Price £340,000

# 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 bedoomed 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

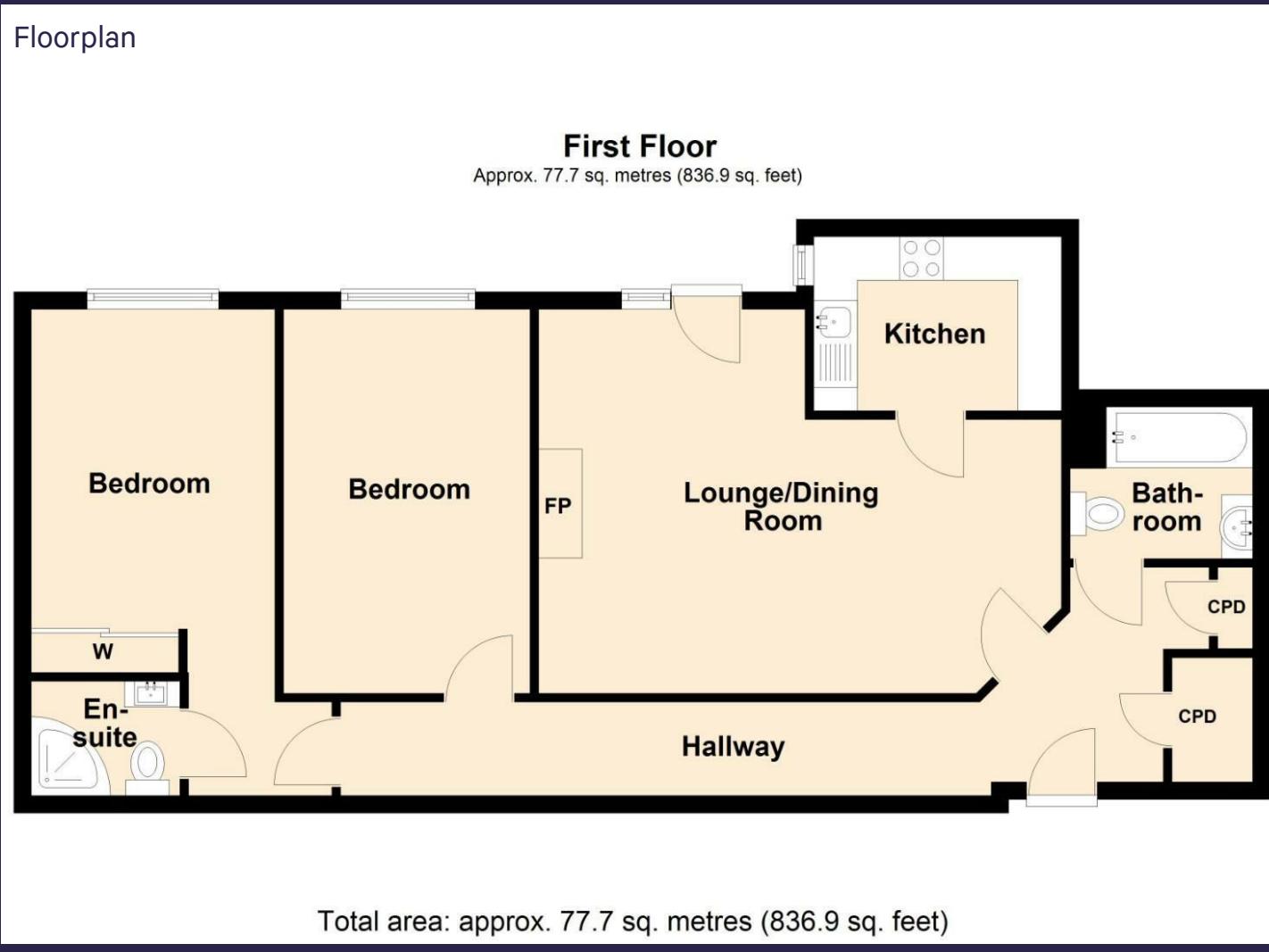
Prime North Leamington Location

No Chain





## Floorplan



## Contact us

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## Visit us

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Warwickshire, CV32 4LY

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## General Information

Tenure  
Leasehold

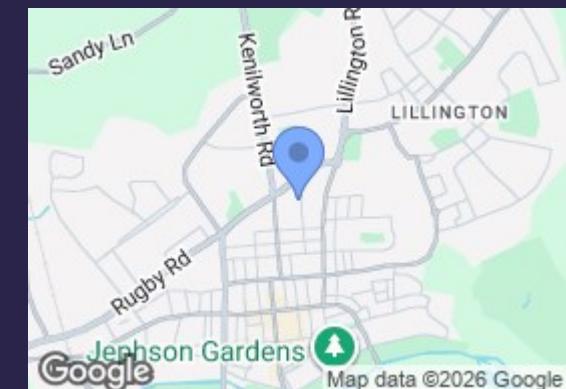
Fixtures &  
Fittings

Specifically excluded  
unless mentioned in these  
sales particulars.

## 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.

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	