3 Arlington Lodge, Arlington Avenue

Leamington Spa CV32 5BF

Guide Price £150,000

3 Arlington Lodge, Arlington Avenue

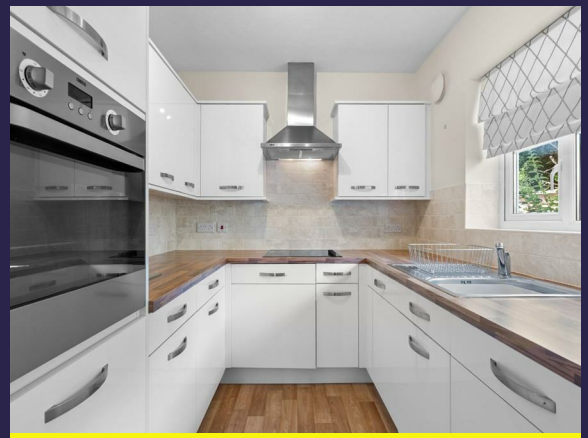
PRICED TO SELL - ONE BEDROOM GROUND FLOOR RETIREMENT APARTMENT WITH PATIO
The property is conveniently located on the same level as the owners lounge and entrance and benefits from it's own private patio area.

The living room offers ample space for living and dining room furniture and benefits from a feature electric fire with attractive surround, a French door opens to a private patio area with views over the communal gardens and dual aspect windows provide lots of natural light. The kitchen has built-in appliances, the bedroom is a good sized double room with two built-in wardrobes and a shower room.

Call us today for more information or to book in an internal viewing.

Features

- One Bedroom Ground Floor Apartment With Patio
- Lodge Manager Available 5 Days A Week
- Owners' Lounge & Kitchen With Regular Social Events
- 24 hour Careline System For Safety And Security
- Private Car Park
- Great Location Close To The Town Centre & Excellent Transport Links
- Beautifully Landscaped Gardens
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use the Guest Suites at all Churchill Living developments across the country



LOCATION & ADDITIONAL INFORMATION

Arlington Lodge is a delightful development of 51 one and two bedroomed apartments located in the historical town of Royal Leamington Spa. The Lodge has a private owner's car park and a mobility scooter store with charging points. The Lodge and the apartment are heated by super efficient Air Source Heating, the cost of which is included in the service charges.

Arlington Lodge is situated in a highly regarded residential area close to Leamington Spa Cricket Ground. Close by are delightful parks and the award winning Jephson Gardens, a perfect spot to take advantage of long walks in the tranquillity of nature. The Victoria Park Bowling Complex is the official home of Women's Bowls in England and The Royal Spa Centre and The Loft Theatre Company both offer a host of comedy, drama, music and film.

Arlington Lodge has great transport links with the motorway network within 3 miles and great local public transport with bus stops nearby. Birmingham International Airport is close by for holidays overseas.

The Lodge manager is on hand throughout the day to support the Owners and keep the development in perfect shape as well as arranging many regular events in the Owners' Lounge from coffee mornings to games afternoons.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

Arlington Lodge has been designed with safety and security at the forefront, the apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Arlington Lodge is managed by the award-winning Churchill Estates Management, working closely with Churchill Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Arlington Lodge requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55.

COMMUNAL ENTRANCE AREA

Which is protected by a telephone entry system and from which access can be gained to the communal residents' lounge, together with ground floor access to the apartment itself via an attractive panelled style entrance door.

ENTRANCE HALL

Having doors leading to adjacent rooms and a storage cupboard.

LIVING ROOM

6.27m x 3.20m (20'6" x 10'5")
Having double glazed windows, a door leading out to the patio area, radiator, feature fireplace and space for lounge furniture.

KITCHEN

2.40m x 2.16m (7'10" x 7'1")
Having a sink unit, double glazed window, worktop surfaces, cupboards, part tiled walls and built-in appliances such as a fridge, freezer, four ring hob, extractor fan, oven and washer / dryer.

BEDROOM

5.93m x 2.76m (19'5" x 9'0")
Having two built-in wardrobes, double glazed window, radiator and space for bedroom furniture.

SHOWER ROOM

2.08m x 1.67m (6'9" x 5'5")
Having a low level W/C, sink unit with storage below, shower, fully tiled walls and a heated towel rail.

OUTSIDE

There are pleasant landscaped communal gardens surrounding the development, including extensive paved patio, shaped lawns and a wealth of established foliage. The development also includes a non-designated car parking facility and mobility motor store.

PARKING

Parking spaces are allocated by the manager on a discretionary basis, there also being a number of communal visitors' spaces.

TENURE

This apartment is leasehold. The service charge (year ending 31st May 2027) is £3,242.57 per annum which works at around £270.21 per month. Ground rent £695.90 per annum. To be reviewed April 2029. 125 lease years commencing 2015. Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management. Service charges include: Careline system, buildings insurance, communal water and sewerage rates, Air Source Heating, communal cleaning, utilities and maintenance, apartment heating, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

DIRECTIONS

Directions for sat - CV32 5BF.

Floorplan

Internal Living Area 521sq ft / 48.37m2

THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. THE PUBLISHER DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS

General Information

Tenure

Leasehold

Fixtures & Fittings

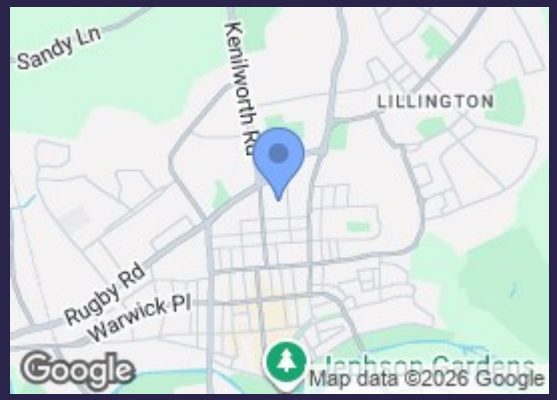
Specifically excluded unless mentioned in these sales particulars.

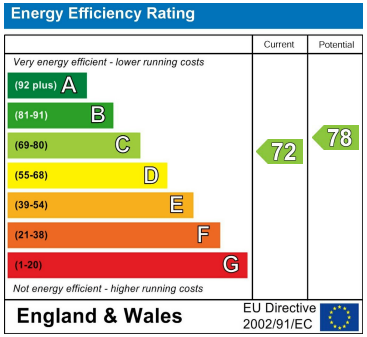
Services

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





Contact us

01926 888998

leamington@wiglesworth.com

Visit us

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

wiglesworth.com