

# 40 Arlington Lodge, Arlington

Leamington Spa CV32 5BF

Guide Price £347,500

# 40 Arlington Lodge, Arlington

## Features

- Two Bedroom Second Floor Apartment With A Lift
- Private Balcony
- Deceptively Spacious Accommodation Throughout
- Lodge Manager Available 5 Days A Week
- Owners' Lounge & Kitchen With Regular Social Events
- Great Location Close To The Town Centre & Excellent Transport Links
- Owners' Private Car Park
- No Onward Chain







A particularly well proportioned two bedroomed second floor retirement apartment, pleasantly situated in this highly regarded north Leamington Spa purpose built retirement development.

Arlington Lodge is an outstanding development and this apartment is well situated on the second floor with two double bedrooms which features a larger than average lounge/dining room with a balcony feature, a well fitted kitchen with built-in appliances, shower room and a separate cloakroom.

The property has been maintained to a good standard throughout and is offered with immediate vacant possession. Inspection is highly recommended.

### LOCATION

Arlington Lodge is a delightful development of 51 one and two bedroom apartments located in the historical town of Royal Leamington Spa. The Lodge has a private owner's car park and a buggy 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 close by. 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.

### ENTRANCE HALL

With coving to ceiling, dado rail, boiler cupboard, cloaks cupboard and a radiator.

### CLOAKROOM / WC

1.85m x 1.03m (6'0" x 3'4")
Having a pedestal basin, mixer tap, low flush WC, chrome heated towel rail and an extractor fan.

### LOUNGE / DINER

5.84m x 5.68m (19'1" x 18'7")
With French door to balcony feature, being decked and having balustrade, coving to ceiling, a double glazed window to the front elevation, TV point, radiator, built-in cupboard, coving to ceiling, feature fireplace and hearth with electric fire and a glazed panel door leading to;

### KITCHEN

2.45m x 2.29m (8'0" x 7'6")
With extensive range of gloss white face base cupboard and drawer units with complimentary work surfaces, double glazed window to the front elevation, tiled splashbacks, matching range of high level cupboards, inset single drainer, stainless steel sink unit with mixer tap, Zanussi stainless steel oven and four ring ceramic hob unit with extractor hood over, built-in washing machine and fridge and an extractor fan Dimplex wall heater.

### MASTER BEDROOM

4.19m x 2.77m (13'8" x 9'1")
With double built-in wardrobe with hanging rail, shelf, mirrored doors, radiator, coving to ceiling and a double glazed window.

### BEDROOM TWO

4.92m x 2.84m (16'1" x 9'3")
With coving to ceiling, a double glazed window and space for bedroom furniture.

### SHOWER ROOM

2.08m x 1.68m (6'9" x 5'6")
Being tiled with tiled quadrant shower cubicle, integrated shower unit, vanity unit incorporating wash hand basin with mixer tap, low flush WC, chrome heated towel rail, extractor fan and mirrored cabinet.

### GROUND FLOOR

As you enter there is a very pleasant communal lounge and kitchen facility and there is an on-site guest suite.

### 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 buggy store.

### TENURE

The property is of a leasehold arrangement and has around 90 years remaining on the lease (expires 2115), the ground rent is £765 per annum and the service charge is £427 per month. The development is for residents where at least one party is over 60 years of age. It is the buyers responsibility to check this via their chosen solicitors.

### DIRECTIONS

Directions for sat - CV32 5BF.





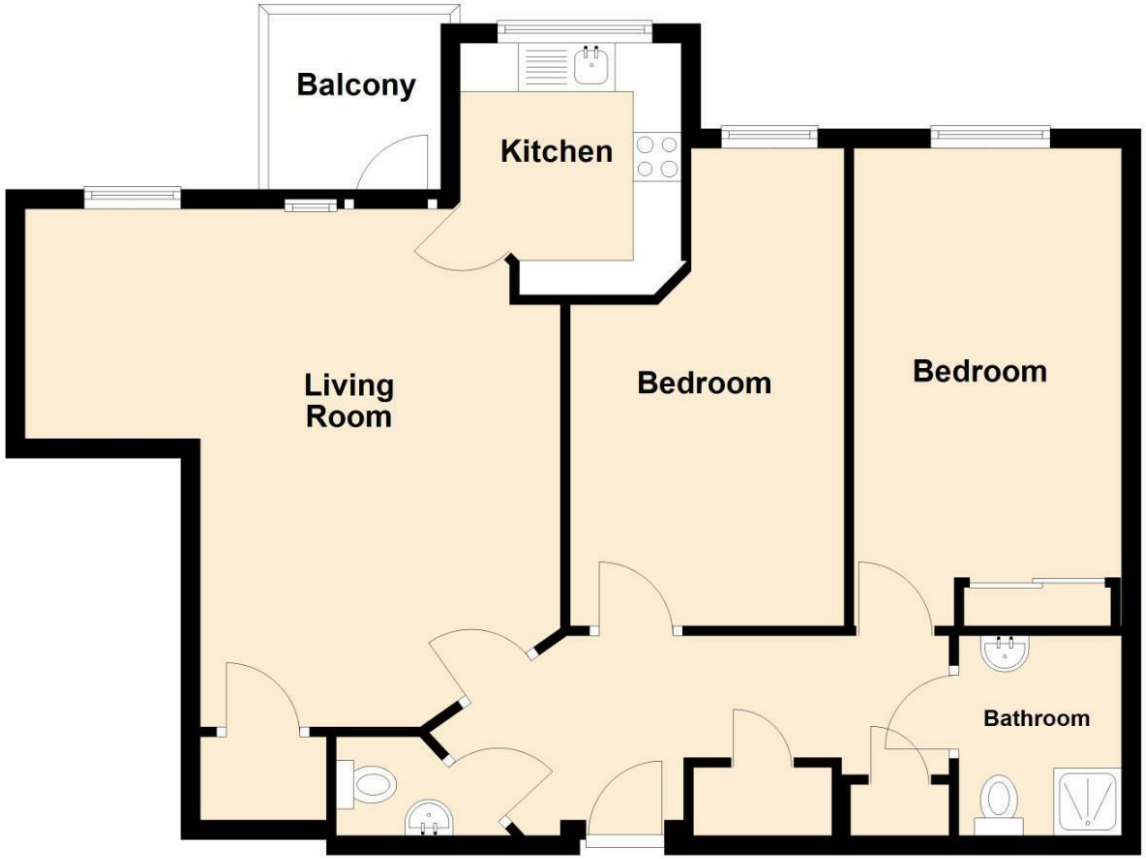




## Floorplan

### Ground Floor

Approx. 72.4 sq. metres (779.3 sq. feet)




Total area: approx. 72.4 sq. metres (779.3 sq. feet)

## General Information

### Tenure

Leasehold

### Fixtures & Fittings

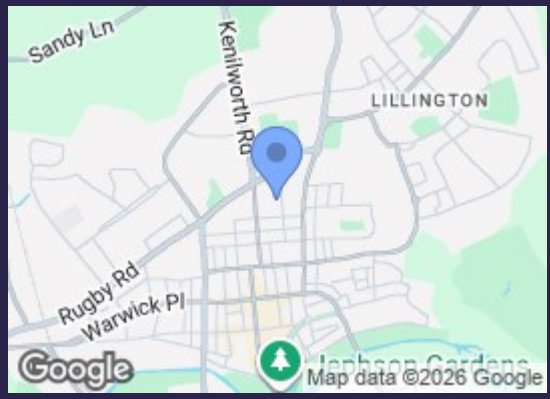
Specifically excluded unless mentioned in these sales particulars.

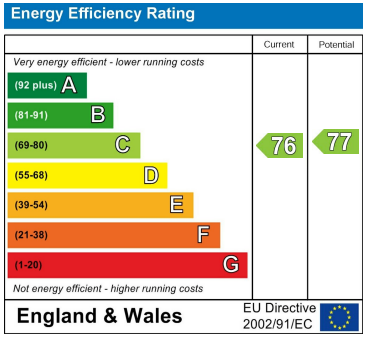
### Services

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