



**rr Arlington Lodge, Arlington Avenue**

Leamington Spa **CV32 5BF**

Guide Price £249,000

# II Arlington Lodge, Arlington Avenue

\*\*\* THREE YEARS SERVICE CHARGES AND GROUND RENT TO BE PAID BY THE VENDOR IN ADVANCE UPON COMPLETION \*\*\*

Forming part of a prestigious purpose-built retirement complex by Churchill Living, this ground floor apartment offers direct access to the fabulous communal gardens at the rear of the building and is offered for sale with the benefit of no onward chain. Being presented in immaculate order throughout, the electrically heated and double glazed accommodation includes a comfortable and spacious lounge, from which a door gives access to the aforementioned garden, well equipped kitchen, excellent double bedroom with fitted wardrobing and a well appointed shower room. Additionally, the apartment is prestigiously located within a leafy north Leamington location that provides easy access to facilities in Leamington Spa town centre. Overall this is an exceptional opportunity to purchase a beautiful ground floor retirement apartment overlooking and providing access to fabulous outside communal space.

## LOCATION

Arlington Avenue lies a short distance north of central Leamington Spa being within easy reach of the full range of facilities and amenities available within the town centre, including shops and independent retailers, parks, restaurants and artisan coffee shops. There are also excellent local road links available out of the town including those to neighbouring towns and centres and links to major routes and motorways, making this an ideal location for retirement living.

## ON THE GROUND FLOOR

### 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.

### THROUGH ENTRANCE HALLWAY

With thermostat controlled radiator, door to cupboard which houses the hot water system and further doors radiating to:-

### LOUNGE

4.24m x 3.84m (13'11" x 12'7")

An attractive and spacious room, the prime feature of which is direct access via a double glazed door to the fabulous communal garden area to the rear of Arlington Lodge. Additionally there is a feature fireplace with glowing coal effect electric fire, electric radiator and door to:-

## KITCHEN

3.00m x 2.03m (9'10" x 6'8")

Being well equipped with a comprehensive range of units in a white gloss finish with brushed chrome style door furniture and comprising base cupboards and drawers with roll edged wood grain effect worktops over and ceramic tiled splashbacks, inset electric hob by Zanussi with stainless steel filter hood above and Zanussi electric oven having integrated cupboards above and below, a good range of matching wall cabinets to two sides, integrated larder style fridge, together with separate integrated freezer and integrated Zanussi washing machine, inset stainless steel sink unit and double glazed window.

## DOUBLE BEDROOM

5.38m max x 2.84m (17'8" max x 9'4")

With double glazed window providing an outlook over the communal gardens, built-in double wardrobe having sliding mirrored doors fronting and electric radiator.

## SHOWER ROOM

Being immaculately presented and appointed with white fittings comprising low level WC, inset wash hand basin with integrated cupboard over and integrated illuminated mirrored cabinet over, walk-in shower enclosure with sliding double doors giving access and fitted shower unit, chrome towel warmer/radiator, fully ceramic tiled walls and newly fitted wood grain effect flooring.

## Features

Three Years Service Charge and Ground Rent Paid

Ground Floor Retirement Apartment

Spacious Lounge

Well Equipped Kitchen

Generous Double Bedroom

Immaculate Shower Room

Discretionary Allocated Parking

Prime North Leamington Location

Direct Access to Fabulous Communal Garden Area

## OUTSIDE

### COMMUNAL GARDENS

Positioned immediately to the rear of Arlington Lodge is a superb and substantial communal garden which is largely laid to lawn and beautifully set with many mature trees and colourful, extensively planted beds and borders. Additionally there is a range of communal outdoor furniture designed to take full advantage of the garden that is a beautiful feature of the building.

### PARKING

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

### TENURE

The property is of Leasehold tenure for a term of 125 years from 01/04/2015.

### GROUND RENT & SERVICE CHARGE

There is a ground rent payable of £695.90 per annum payable half yearly and reviewed every seven years in line with indexation. Service charges currently stand at £3,427 per annum.

### DIRECTIONS

Postcode for sat-nav - CV32 5BF.

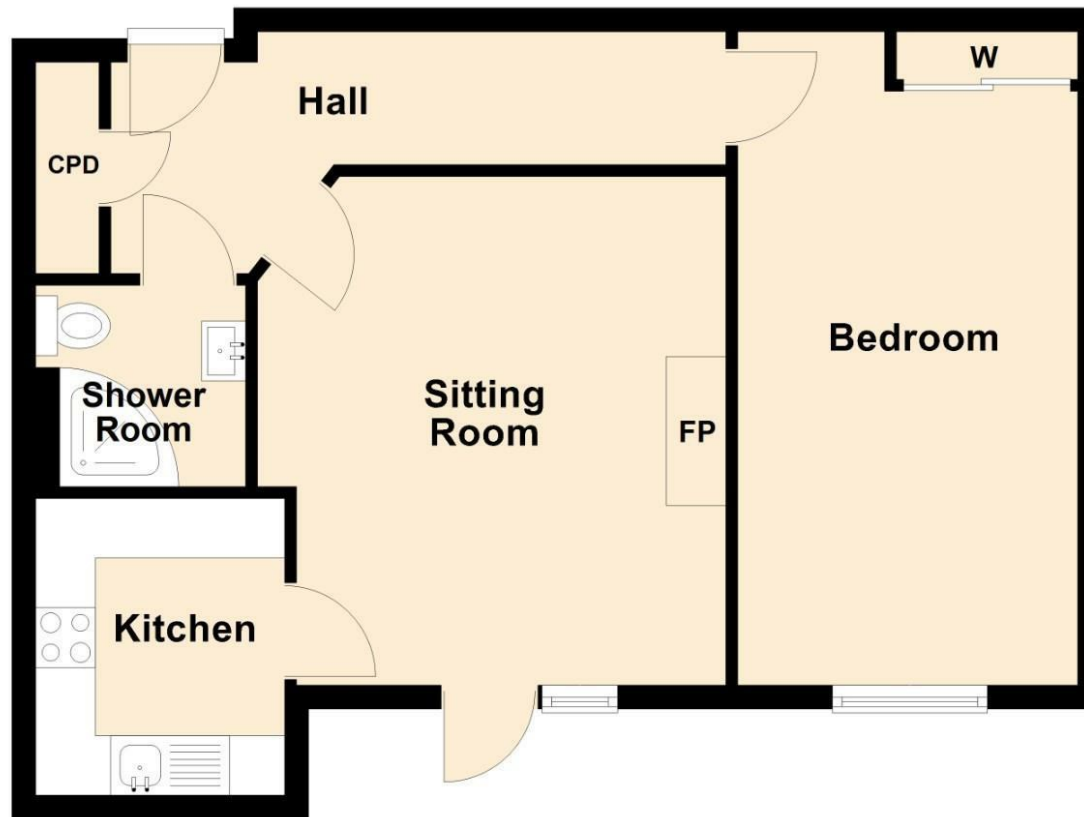




## Floorplan

## Ground Floor

Approx. 49.4 sq. metres (531.7 sq. feet)



Total area: approx. 49.4 sq. metres (531.7 sq. feet)

## General Information

### Tenure

Leasehold

### Fixtures & Fittings

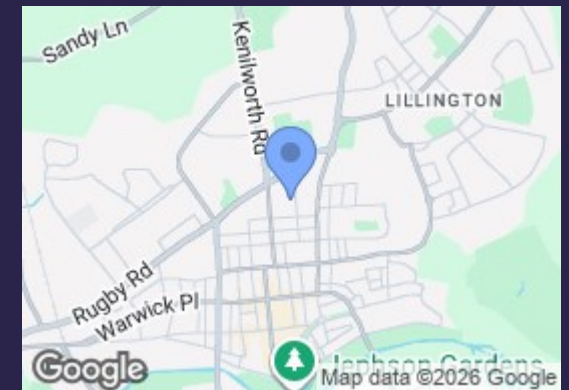
Specifically excluded unless mentioned in these sales particulars.

### 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



### Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 73                      | 73        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

## Contact us

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## Visit us

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