



18 Arlington Lodge, Arlington Avenue

Leamington Spa **CV32 5BF**

Guide Price £175,000

18 Arlington Lodge, Arlington Avenue

Being beautifully located just off Arlington Avenue in prestigious north Leamington, this is a purpose built first floor retirement apartment, for those aged 60 and above, constructed and managed by Churchill Living. The apartment itself incorporates double glazing and electric heating with the principal windows looking out to the rear of the building over the beautifully planted communal garden. The accommodation includes a spacious lounge/dining room with comprehensively fitted kitchen off, including integrated appliances, together with one double bedroom and shower room. Externally the communal gardens are complemented by communal parking facilities, whilst the excellent communal amenities include a guest visitors suite and residents' lounge, which hosts numerous events. This is an excellent purpose built retirement apartment offered for sale with no onward chain and being superbly located in leafy north Leamington.

LOCATION

Arlington Avenue lies within easy reach of all facilities in the centre of Leamington Spa including the town's wide array of shops and independent retailers, restaurants, parks and artisan coffee shops. In addition there are excellent local road links available including those to neighbouring towns, notably Kenilworth, Warwick and Stratford upon Avon with Leamington Spa railway station providing regular rail services to numerous destinations including London and Birmingham.

ON THE GROUND FLOOR

COMMUNAL ENTRANCE HALLWAY

Which is protected by a telephone entry system and from which both stairs and lifts ascend to :-

FIRST FLOOR LEVEL

Where access is gained to the apartment itself.

A panelled style entrance door opens into:-

RECEPTION HALLWAY

With built-in cupboard housing the hot water system, central heating radiator and doors radiating to:-

LOUNGE/DINING ROOM

5.38m max x 4.24m (17'8" max x 13'11")

The focal point of which is the period style fireplace and hearth with inset glowing coal effect electric fire, central heating radiator, double glazed door opening to a balustraded Juliet style balcony which faces onto the lovely communal gardens at the rear of the building, coving to ceiling and door to:-

KITCHEN

2.34m x 2.13m (7'8" x 7'0")

Which is attractively fitted with a range of units in a gloss cream coloured finish with chrome door furniture and comprising base cupboards and drawers with roll edged wood grain effect worktops over, ceramic tiled splashbacks and inset stainless steel sink unit, coordinating wall cabinets to two sides, inset Zanussi electric hob with stainless steel filter hood over and integrated electric oven having cupboards above and below, integrated fridge together with integrated Zanussi washing machine and UPVC double glazed window overlooking the communal gardens to the rear.

DOUBLE BEDROOM

4.06m x 2.82m (13'4" x 9'3")

With built-in double wardrobe having mirrored sliding doors fronting, electric radiator, coving to ceiling and UPVC double glazed window, which again overlooks the communal gardens to the rear of the building.

SHOWER ROOM

Which is particularly well appointed with white fittings comprising low level WC, integrated wash and basin with storage cupboard below, mixer tap and mirrored cabinet over, corner shower enclosure with double sliding doors fronting and fitted shower unit, chrome towel warmer/radiator and fully ceramic tiled walls.

OUTSIDE

Features

Superbly Located Retirement Apartment

Beautifully Presented Throughout

Spacious Lounge/Dining Room

Well Equipped Kitchen

One Double Bedroom

Shower Room

Lovely Communal Garden

Communal Parking

No Chain

Guest Suite and Other Facilities

COMMUNAL GARDENS

There is a fabulous and beautifully planted communal garden of a generous size to the rear of the apartments, which is fringed by beautifully stocked beds and borders. There is also a large communal patio area set with tables and chairs for communal use.

PARKING

There is an on site communal car park with unreserved residents' parking on a first-come first-served basis. Residents need to register their car with the management team and be issued with a parking permit.

TENURE

The property is of Leasehold tenure for a term of 125 years from 1st April 2015, with approximately 114 years remaining unexpired.

MAINTENANCE CHARGES

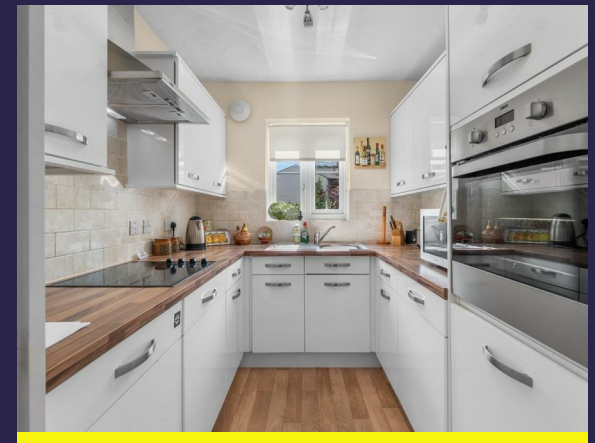
We are advised by the vendor that the current maintenance charges are currently circa £3,242.56 per annum.

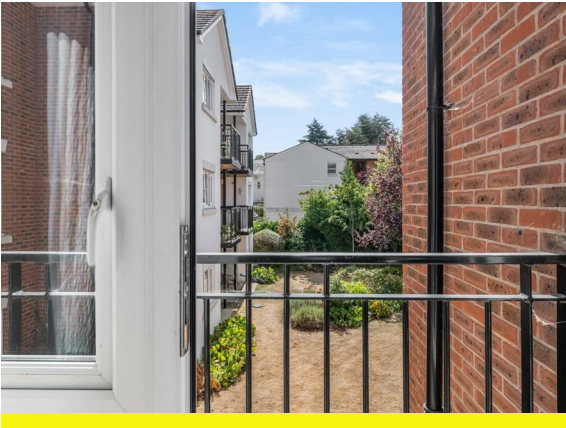
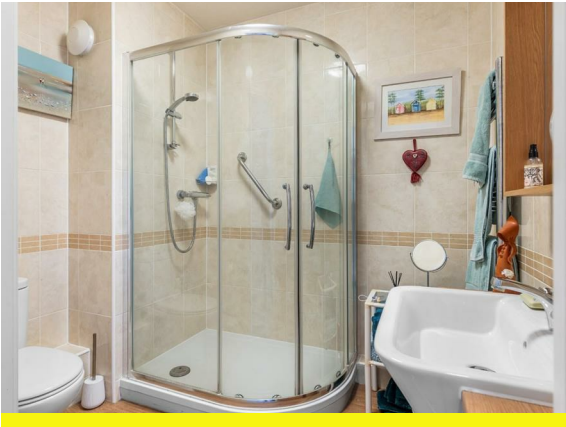
GROUND RENT

There is a current ground rent payable of £700 per annum, subject to RPI increase every 7 years with the next increase due in 2029.

DIRECTIONS

Postcode for sat-nav - CV32 5BF
what3words - eagles.blows.gentle

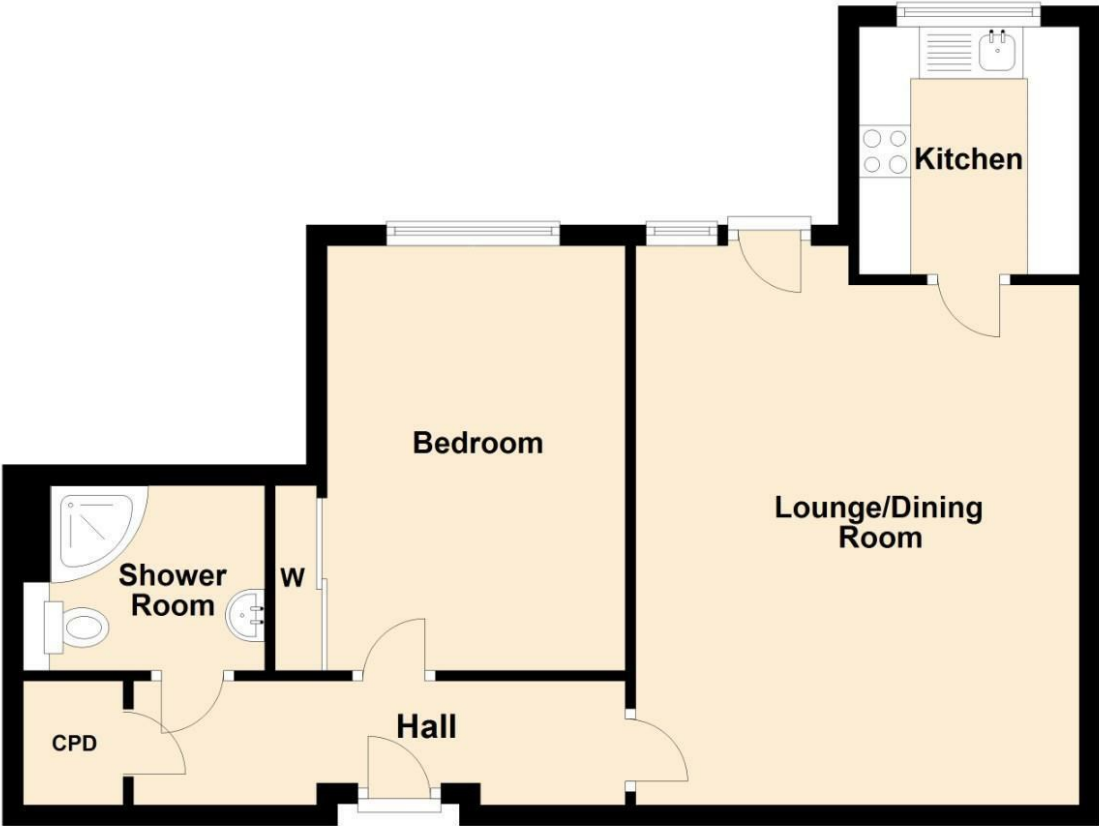




Floorplan

First Floor

Approx. 52.2 sq. metres (561.6 sq. feet)



Total area: approx. 52.2 sq. metres (561.6 sq. feet)

General Information

Tenure
Leasehold

Fixtures & Fittings

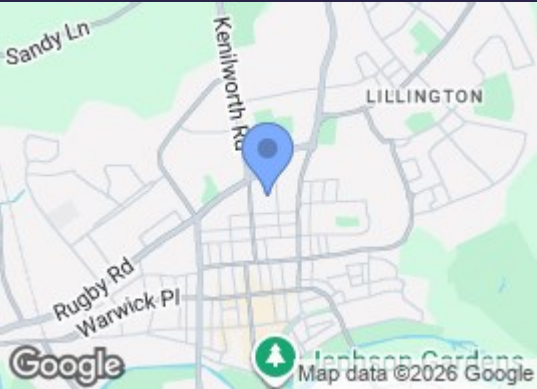
Services

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	82	87
(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

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Visit us

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