



21 Arlington Court

Leamington Spa **CV32 5HR**

Offers Over £235,000

21 Arlington Court

Arlington Avenue

Strategically placed in this prime North Leamington location close to Leamington Spa Cricket Club, this purpose built duplex apartment is positioned over the top two storeys of Arlington Court and offers accommodation of excellent proportions. Having two generous double bedrooms and bathroom to lower level and the lounge/dining room and kitchen/breakfast room on the upper level, the apartment also incorporates gas fired central and double glazed windows whilst benefiting from its own garage immediately to the rear of the building. The apartment also benefits from an extended lease and is ideal for those seeking an apartment of genuinely larger than average proportions within walking distance of town centre amenities.

LOCATION

Arlington Court is positioned just off Lillington Avenue around ten minutes walk from the centre of Leamington Spa and its comprehensive range of shops, independent retailers, lovely parks, bars, restaurants and artisan coffee shops. There are excellent local road links available including links to neighbouring towns and centres such as Warwick, Kenilworth and Coventry, with the A46 linking to the Midland motorway network, notably the M40. Leamington Spa railway station provides regular commuter rail links to numerous destinations including London and Birmingham.

ON THE GROUND FLOOR

COMMUNAL ENTRANCE AREA

Which is protected by a telephone entry system and from where stairs ascend to:-

SECOND FLOOR LEVEL

Where a private entrance door gives access to the apartment itself and :-

RECEPTION HALLWAY

With staircase off ascending to the upper floor, door to understairs

storage cupboard, entry telephone, central heating radiator and doors to:-

BEDROOM ONE

3.96m x 3.66m (13'0" x 12'0")

With a range of fitted wardrobing having sliding mirrored doors fronting, double glazed window and central heating radiator.

BEDROOM TWO

3.94m x 3.66m (12'11" x 12'0")

With double glazed window and central heating radiator.

BATHROOM

With tiled walls and floor and white fittings comprising pedestal wash hand basin with mixer tap, panelled bath with electric shower unit over and glazed shower screen and central heating radiator.

SEPARATE WC

With low level WC and central heating radiator.

UPPER FLOOR

LANDING

With two substantial built-in storage cupboards and doors to:-

LOUNGE/DINING ROOM

7.11m x 3.63m (23'4" x 11'11")

With double glazed window providing outlook to the front of the building, two central heating radiators and fireplace housing a pebble effect electric fire.

KITCHEN/BREAKFAST ROOM

3.94m x 3.66m (12'11" x 12'0")

Fitted with a range of white units, the base cupboards being surmounted by roll edged wood grain effect worktops having tiled splashbacks and comprising a range of base cupboards and drawer storage complimented by wall cabinets, inset four burner stainless steel gas hob with fitted electric oven below and matching filter hood over, inset 1½ bowl stainless steel sink unit, cupboard concealing the Glow Worm gas fired boiler, plumbing for washing machine and dishwasher, ceramic tiled floor, breakfast bar to match the worktops, central heating radiator and double glazed window.

OUTSIDE

COMMUNAL GARDENS

Arlington Court is set within attractive lawned communal gardens which are maintained on a regular basis.

Features

Purpose Built Duplex Apartment

Excellent North Leamington Location

Impressively Proportioned Accommodation

Large Lounge/Dining Room

Spacious Kitchen/Breakfast Room

Two Double Bedrooms

Bathroom and Separate WC

Garage

Communal Parking

No Onward Chain





Floorplan

Internal Living Area 943sq ft / 87.63m2



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General Information

Tenure
Leasehold

Fixtures & Fittings

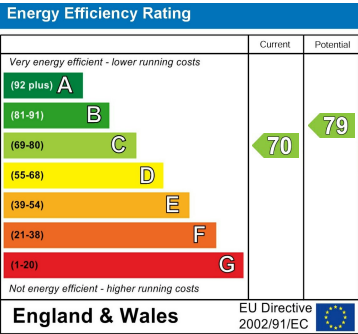
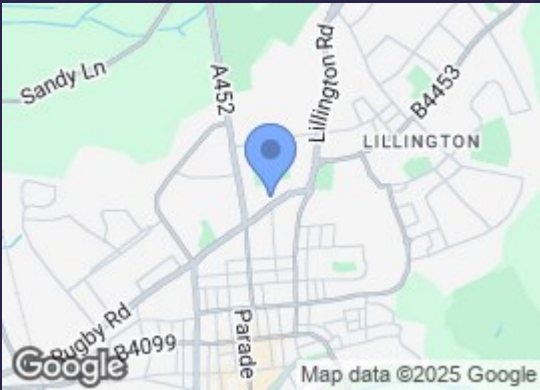
Services

We understand that mains water, gas, 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 D - Warwick District Council



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