



38 Arlington Lodge, Arlington Avenue, Leamington Spa, CV32 5BF

A particularly well presented second floor apartment, providing generous one bedroomed accommodation in highly favoured purpose-built retirement development for the over 60's, within this convenient north Leamington Spa location.



38 Arlington Lodge Arlington Avenue Leamington Spa CV32 5BF

[Arlington Lodge](#)

Is a purpose-built retirement development of 51 self-contained apartments of varying sizes, which were successfully constructed by Churchill Retirement Living approximately 10 years ago. The development is conveniently sited north of the town centre within easy reach of all facilities and amenities and incorporates all the facilities associated with retirement living, including on-site manager, communal lounge and kitchen, guest suite and most pleasant communal gardens surrounding the development with communal parking facility. Since its construction Arlington Lodge has consistently proved to be very popular.

ehB Residential are pleased to offer 38 Arlington Lodge, which is an opportunity to acquire a very competitively priced second floor apartment, providing generous one bedroomed accommodation which features a large lounge/dining room, comprehensively fitted kitchen and bedroom with built-in wardrobe. The property offers to an excellent standard of presentation with IMMEDIATE VACANT POSSESSION. The agents consider inspection to be highly recommended.

In detail the accommodation comprises;

Accessed via the communal facilities with lift and staircase, leads to the...

[Private Entrance Hall](#)

With wood effect flooring, three large built-in cloaks cupboards, access to roof space, dado rail, coving to ceiling.

[Lounge/Dining Room](#)

20' x 13'7" (6.10m x 4.14m)

With electric fireplace feature and surround, radiator, TV point, coving to ceiling with glazed panel connecting door to the...



Well Fitted Kitchen

6'6" x 8'7" (1.98m x 2.62m)

With extensive range of gloss white faced base cupboard and drawer units, complimentary work surfaces, tiled splashbacks, matching range of high level cupboards, built-in Zanussi oven, four ring hob unit with extractor hood over, built-in washing machine, fridge freezer, inset single drainer stainless steel sink unit and mixer tap, Dimplex heater, spotlights.

Bedroom

13' x 9'3" (3.96m x 2.82m)

With double built-in wardrobe, hanging rail, shelf, radiator, coving to ceiling.

Shower Room/WC

6'10" x 5'6" (2.08m x 1.68m)

Being tiled with quadrant shower cubicle, integrated shower unit, vanity unit with wash hand basin, mixer tap, low flush WC, wood effect flooring, mirrored medicine cabinet, extractor fan.

Outside

There are pleasant communal gardens surrounding the development with non-designated car parking facility for residents only.

Tenure

The property is understood to be leasehold although we have not inspected the relevant documentation to confirm this. We understand there to be a 125 year lease (01/04/2015) with 116 years remaining, service charge is £3,377.62 per annum and ground rent is £695.90. Please verify this information with your legal advisers. Further details upon request.

Services

All mains services are understood to be connected to the property with the exception of gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

Council Tax

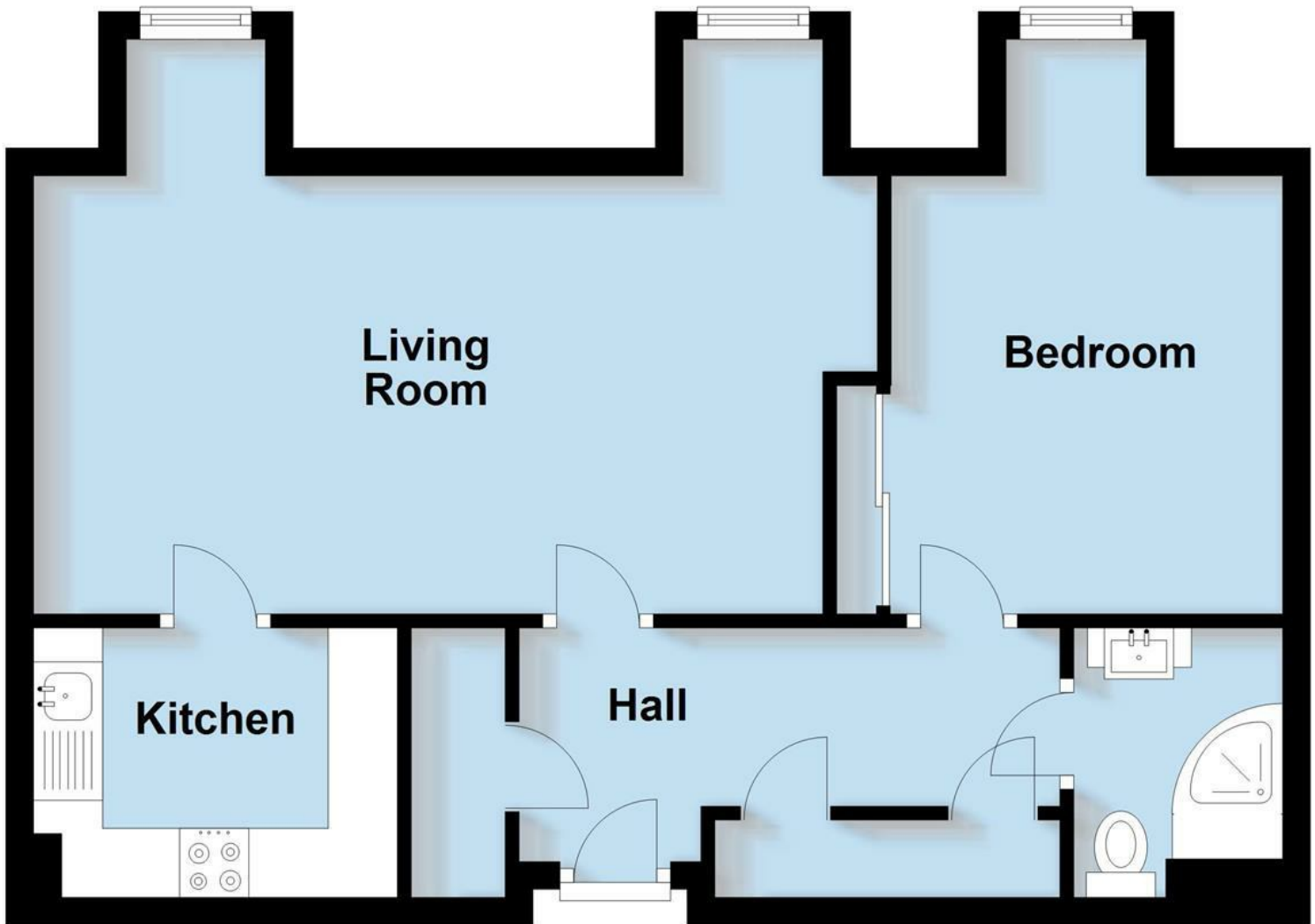
Council Tax Band C.

Location

2nd Floor
CV32 5BF

Second Floor

Approx. 49.7 sq. metres (535.4 sq. feet)



Total area: approx. 49.7 sq. metres (535.4 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(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	

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