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RESIDENTIAL

Your Property - Our Business



**18 Arlington Lodge, Arlington Avenue, Leamington Spa**



A one bedroomed first floor, purpose built retirement apartment within this well regarded development. Conveniently situated for the North of the town centre.

#### Briefly Comprising;

Communal entrance vestibule, communal entrance hallways and owners lounge with kitchen, Managers Office, lifts and staircase to first floor. Communal first floor landing, private entrance hallway with cloaks/storage cupboard, attractive living/dining room with Juliet balcony, fully fitted kitchen with integrated appliances, master bedroom with built-in wardrobe. White fitted shower room. Central heating and upvc double glazing. Communal residents parking facility, attractive landscaped and well maintained communal grounds and gardens.

#### The Property

Is approached via a communal entrance hallway, giving access to

communal entrance vestibule. Doors in turn lead to the reception area, with Managers Office and the inner hallways. Entry is located opposite an attractive residents lounge with a little kitchen area thereof. Hallway leads to down to the lift which goes to the first floor. Helpfully apartment 18 is located a very short walk from the lift via the communal first floor landing. Personal door to...

#### Private Entrance Hallway

With cupboard housing fuse box, Gledhill pulse coil hot water cylinder and coat hooks for storage. Glazed door to...

#### Living/Dining Room

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

With feature upvc double glazed French door with matching window to side to Juliet balcony with views over the communal gardens. Twin light points to ceiling, coved cornicing, fireplace with inset electric fire, radiator, multi pane glazed door to...

#### Kitchen

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

With a range of high gloss white base and wall units with wood block look working surface over, Blanco drainer unit with mixer tap, Zanussi appliances to include; four point electric hob with filter hood over, oven, concealed refrigerator and concealed freezer, concealed washing machine, splashback tiling, upvc multi paned style window.

#### Bedroom

9'3" plus built-in w'robe x 13'4" (2.82m plus built-in w'robe x 4.06m)

With upvc multi pane style double glazed window overlooking garden, coved cornicing, radiator fronted sliding doors to built-in wardrobe with hanging and shelving.

#### Shower Room

Attractively fitted with a white Roca suite to comprise; low level WC, wash hand basin set into vanity cupboard, corner shower cubicle with wall mounted shower and control, full splashback tiling, chrome radiator towel rail, extractor.



#### Life at Arlington Lodge

We understand there is a Lodge Manager on hand during the day. A number of activities take place in the Owner' Lounge from Coffee Mornings to Games Afternoons. It is a requirement that at least one resident must be of the age of 60, and any second resident over the age of 55.

#### Guest Suite

Is available for friends and family to stay in. Prices available from the Lodge Manager. We are informed you are also entitled to use the guest suite at all Church Hill Living Developments across the country.

#### Parking

We understand there is a communal residents parking facility and a number of guest spaces.

#### Mobile Phone Coverage

Likely/Limited mobile signal is available in the area. We advise you to check with your provider. (Checked on Ofcom May 25).

#### Broadband Availability

Standard/Superfast/Ultrafast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom May 25).

#### Further Note

There is a 1% contribution of the final selling price to the contingency fund is payable by the seller upon completion of the sale of the property.

#### 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 114 years remaining, service charge is circa £3,500 per annum and ground rent is circa £700 per annum. Includes Care Line System, buildings insurance, air source heating, communal cleaning, utility and maintenance, apartment heating, garden and lift maintenance, Lodge Manager

and a contribution to the contingency fund. 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. Communal air source heating. 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

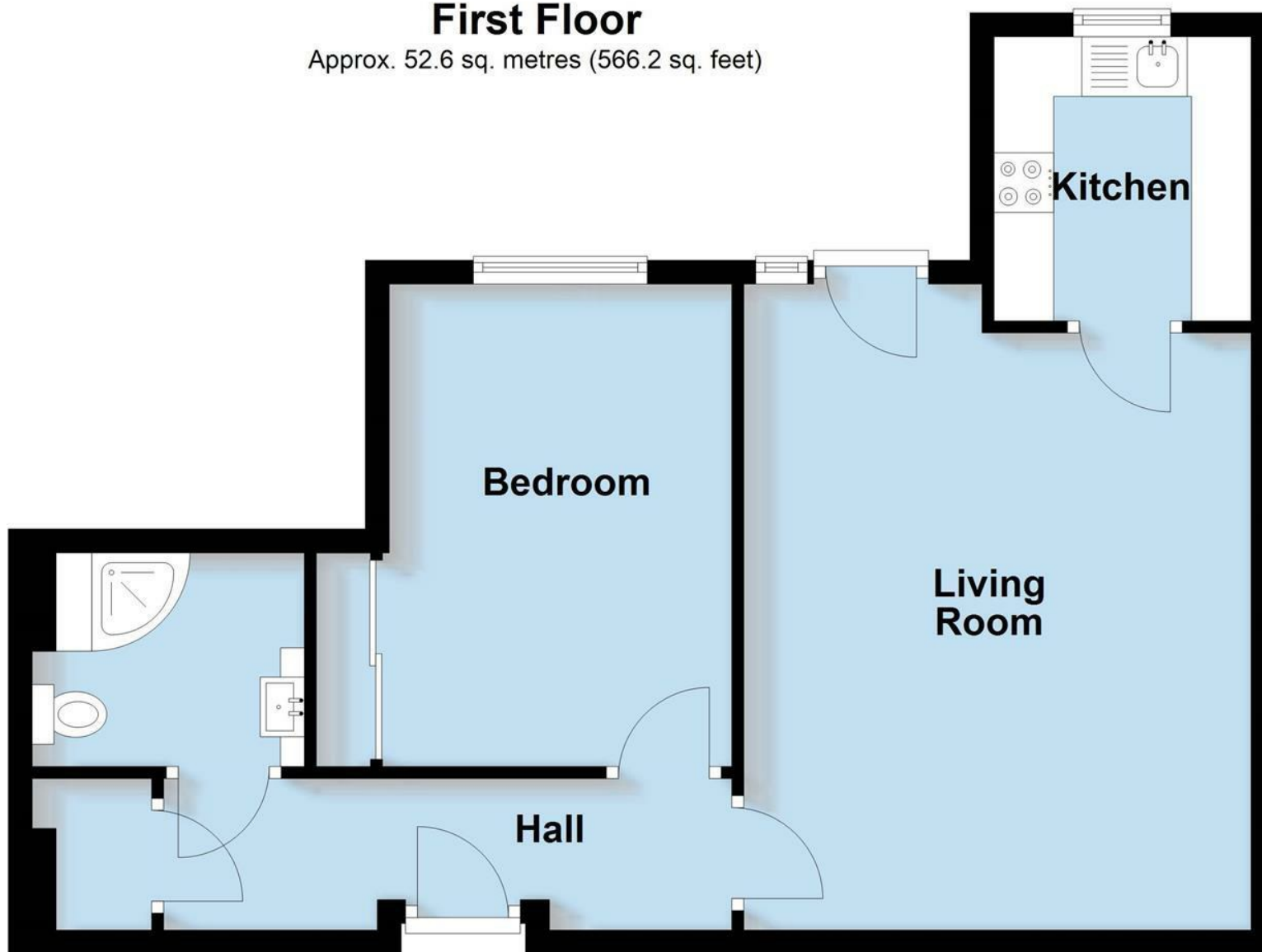
Council Tax Band C.

#### Location

First Floor  
18 Arlington Lodge  
Arlington Avenue  
Leamington Spa  
CV32 5BF

# First Floor

Approx. 52.6 sq. metres (566.2 sq. feet)



Total area: approx. 52.6 sq. metres (566.2 sq. feet)

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

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| 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>                            |         |           |
| (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>                  | 82      | 87        |
| EU Directive 2002/91/EC                     |         |           |

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL