

Peter Clarke



27 Riplingham Arlington Avenue, Leamington Spa, CV32 5UQ

- **FOR SALE WITH NO ONWARD CHAIN**

- Sought after location close to Leamington Spa town centre
- Second floor apartment with views over the tree lined cul de sac
- Light and bright living/dining room with balcony with views towards the Cricket Club
- Fitted kitchen
- Two double bedrooms
- Balcony
- Garage en-bloc and communal parking
- EPC Rating E



Price Guide £215,000

*** Available for Sale with No Onward Chain***

A bright and spacious second floor apartment, perfectly situated in this highly regarded tree lined cul-de-sac close to Leamington town centre - the railway station is a short walk away.

Set back from the road behind a lawned fore-garden in this sought after development the property benefits from two double bedrooms, spacious living/dining room with sliding door to small balcony and views towards the Cricket Club grounds, breakfast kitchen, bathroom, communal parking and garage en-bloc. This property is perfect for someone wanting a lock up and leave.

The accommodation comprises in brief: Lobby with useful storage cupboard, double bedroom with built in wardrobes, bathroom with white suite, airing cupboard, fitted kitchen with pantry cupboard, good sized lounge/dining room with sliding door to balcony.

LOBBY
With storage cupboard

DOUBLE BEDROOM
With a range of built in wardrobes and dressing table unit and a window to the front

BATHROOM
With a white suite consisting bath with shower over, WC, wash hand basin and airing cupboard.

DOUBLE BEDROOM
With window to front

FITTED KITCHEN
having a range of base and wall units, pantry cupboard, stainless steel sink unit, cooker, washing machine, fridge freezer and a window overlooking the rear.

LIVING/DINING ROOM
A light and bright room with dual aspect windows including sliding patio doors to front and balcony.

GENERAL INFORMATION

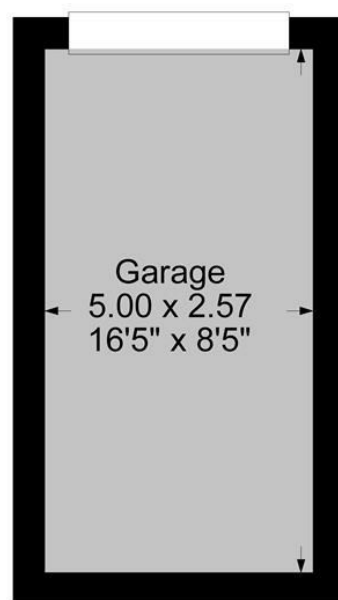
TENURE: The property is understood to be Leasehold with 189 years remaining from 25.3.1996.

ANNUAL SERVICE CHARGE: £2040 per year

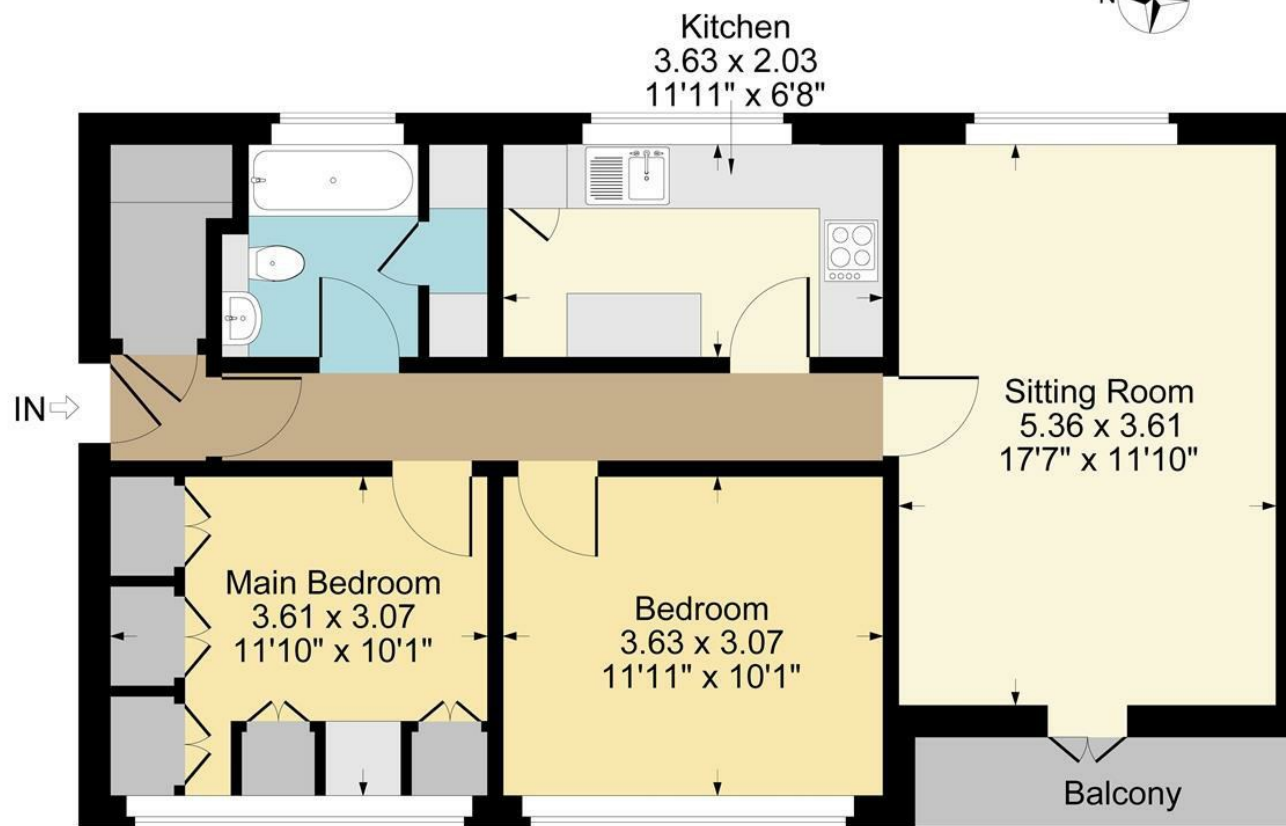
GROUND RENT: £150 pa



27 Riplingham, Leamington Spa



Garage



Second Floor

Approximate Gross Internal Area
Second Floor = 66.14 sq m / 712 sq ft
Garage = 12.83 sq m / 138 sq ft
Total Area = 78.97 sq m / 850 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.



This information should be checked by your solicitor before exchange of contracts.

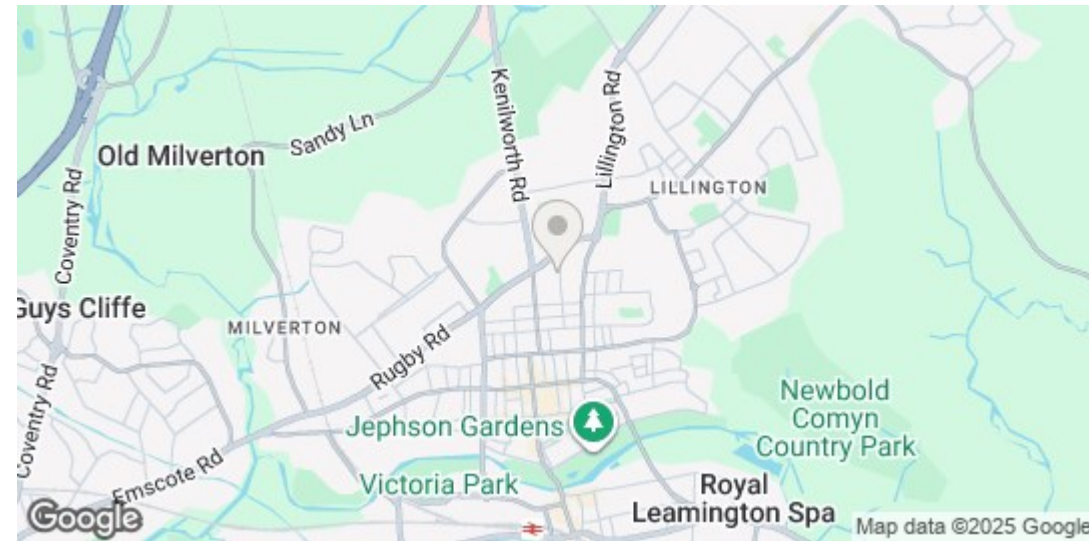
SERVICES: We have been advised by the vendor that mains electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. There are electric radiators at the property.

RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band B.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: E. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.



DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.

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