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Your Property - Our Business

16, Riplingham, Arlington Avenue, Leamington Spa

A well presented and proportioned, two double bedroom first floor apartment, situated in this well regarded and convenient North Leamington location, boasting garage and extended 157 year lease.

Briefly Comprising;

Communal entrance hallway and staircase to first floor landing, private entrance hall with large store cupboard, living/dining room with patio doors to balcony. Modern re-fitted kitchen. Two double bedrooms - Master with fitted wardrobes. White fitted bathroom with walk-in shower. Upvc double glazing. Gas radiator heating. Garage situated en-bloc. Communal grounds and gardens.

The Property

Is approached via a communal entrance porch giving access to the...

Communal Entrance Hallway

With staircase rising to first floor landing.

Private Entrance Hall

Useful store cupboard, telephone entry point, radiator. Hallway leading through the centre of the apartment serving all accommodation.

Living/Dining Room

11'9" x 17'6" (3.58m x 5.33m)

With upvc double glazed window to side elevation, feature double glazed sliding patio door leading to the balcony. Twin light points to the ceiling, double radiator, additional radiator.

Balcony
With timber and wrought iron railings overlooking Arlington Avenue and with views glimpsing towards the cricket pitch.

Kitchen
11'6" x 6'9" (3.51m x 2.06m)
Attractively fitted with a range of cream flat fronted wall and base units, with wood look working surface over and matching upstands, splashback tiling, inset one and a half bowl sink drainer unit with mixer tap, inset four point electric hob with Bosch oven below and stainless and glazed filter hood over, concealed Neff dishwasher, space and plumbing for washing machine, concealed AEG freezer and refrigerator. Under pelmet lighting. Vaillant combination boiler. Upvc double glazed window to rear elevation. Tiled floor.

Bedroom One (Front)
11'7" x 10' including fitted w'robes (3.53m x 3.05m including fitted w'robes)
With upvc double glazed window to front elevation, radiator, sliding doors to fitted wardrobe with hanging and shelving.

Bedroom Two (Front)
11'9" x 10'1" (3.58m x 3.07m)
With upvc double glazed window to front elevation and radiator.

Bathroom
Currently fitted as a shower room with a white suite to comprise; large walk-in shower with wall mounted shower and control, wash hand basin with mono-mixer, low level WC, chrome radiator towel rail, splashback tiling, tiled floor, upvc obscure double glazed window to rear elevation.

Garage
8'5" x 16'11" (2.57m x 5.16m)
Situated en-bloc to the rear of the development Numbered 16 with up-and-over door.

Outside
Riplingham is set within well maintained, landscaped, lawned gardens with some communal parking and bin storage facilities etc.

Mobile Phone Coverage
Good ourdoor and in-home signal is available in the area. We advise you to check with your provider. (Checked on Ofcom, 2026).

Broadband Availability
Standard/Superfast/Ultrafast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom, 2026).

Rights of Way & Covenants
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 the same whether mentioned herein or not.

Tenure

The property is understood to be leasehold although we have not inspected the relevant documentation to confirm this. We understand there to be 189 year lease (25/03/1994), with 157 years remaining, service charge is £2,100 per annum and ground rent is £50 per annum. Please verify this information with your legal advisers. Further details upon request.

Services

All mains services are understood to be connected to the property including 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

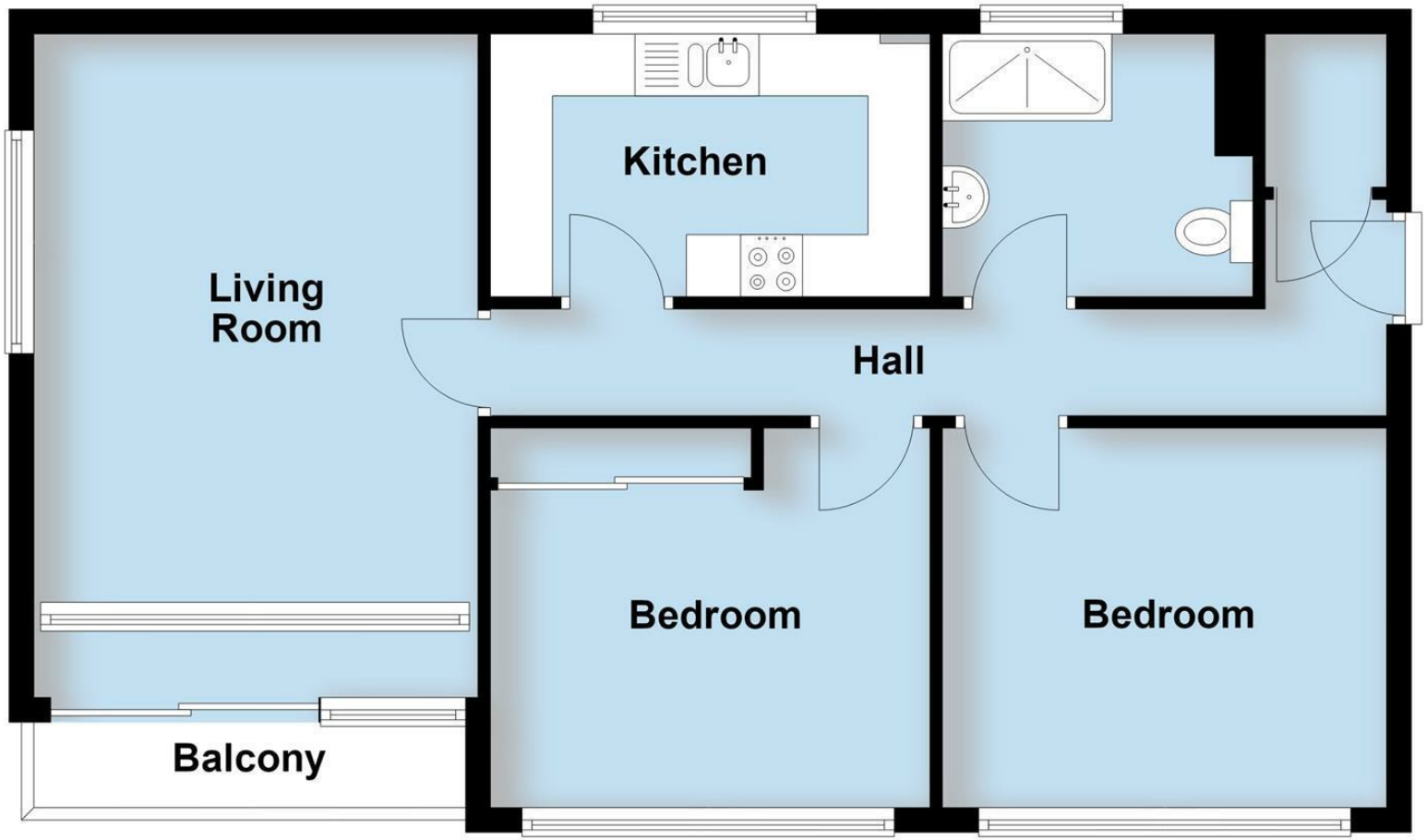
Council Tax Band B.

Location

Riplingham
Arlington Avenue
Leamington Spa
CV32 5UQ

First Floor

Approx. 64.7 sq. metres (696.9 sq. feet)
(excluding Balcony)



Total area: approx. 64.7 sq. metres (696.9 sq. feet)

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

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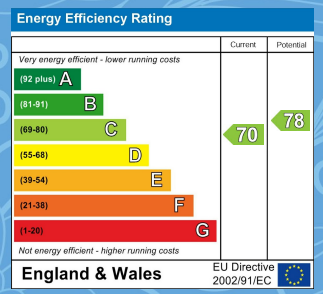

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL

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