

ehB RESIDENTIAL

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.

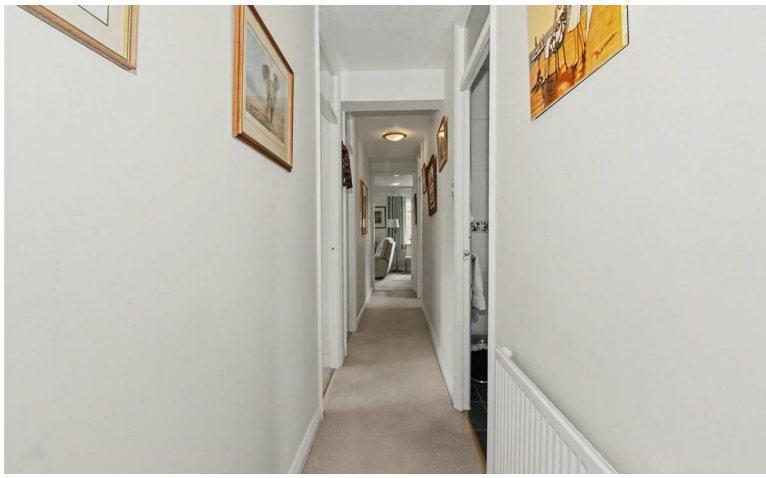
Living/Dining Room

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

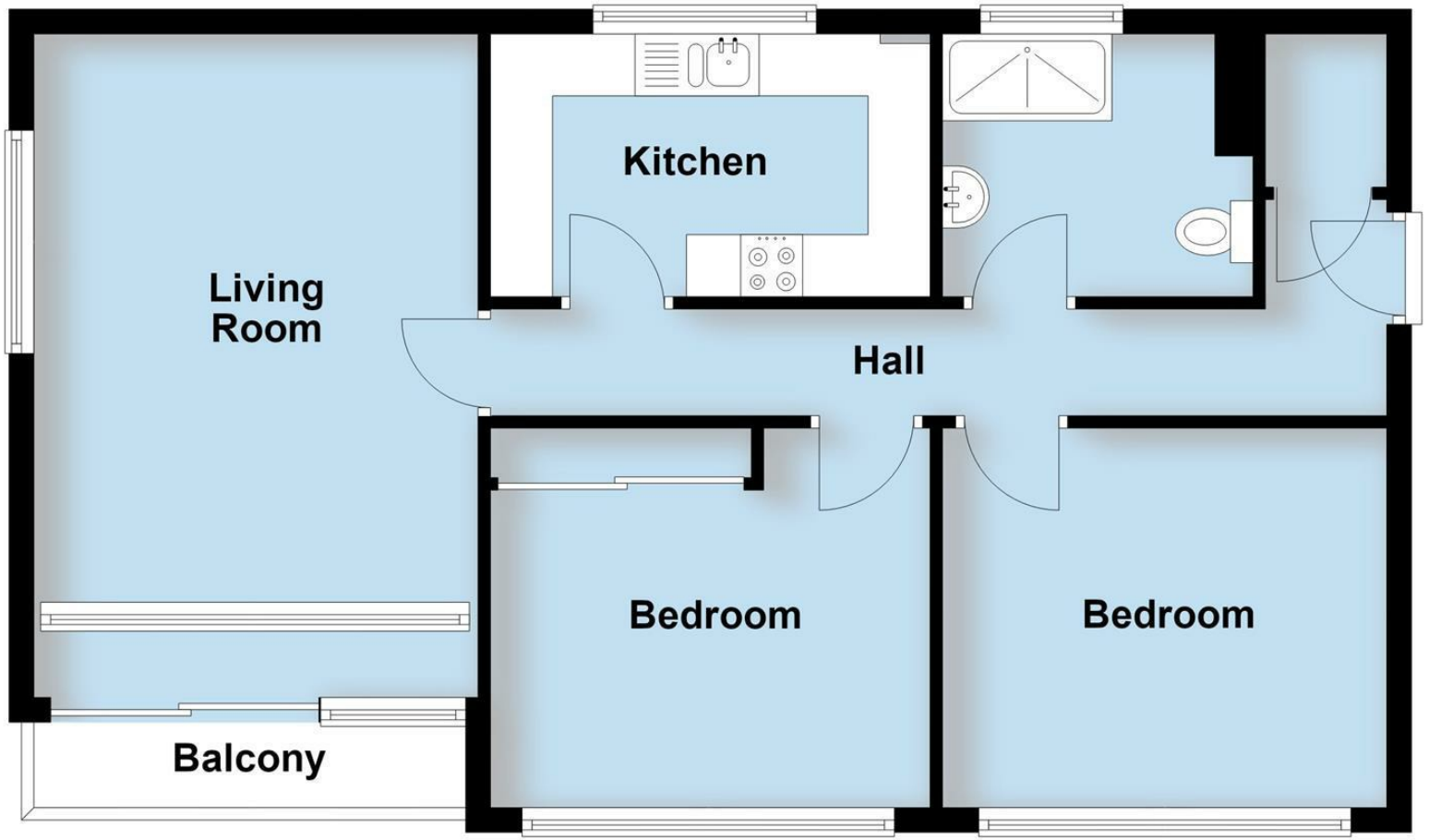
Council Tax Band B.

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

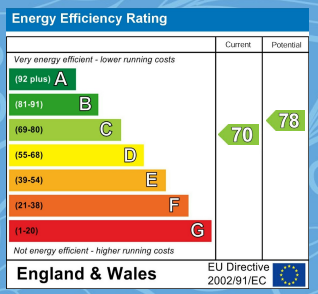
ehB RESIDENTIAL

Your Property - Our Business

- Residential Estate Agents
- Lettings and Property Managers
- Land and New Homes Agents

Leamington Spa Office
Somerset House
Clarendon Place
Royal Leamington Spa
CV32 5QN

01926 881144 ehbresidential.com



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

IMPORTANT NOTICE ehB Residential for themselves and for the Vendors of this property, whose agents they are, give notice that:- 1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of ehB Residential has any authority to make or give any representations or warranty whatever in relation to this property on behalf of ehB Residential, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Measurement and other information. All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particulars importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the properties. 5. The agents will require identity documentation and evidence of address before entering into any transaction under money laundering regulations 2007.