

FOR SALE



Arlington Avenue, Leamington Spa

2 Bedroom, 1 Bathroom, Apartment

£230,000

MARTIN&CO



- Two double bedrooms
- Light spacious living dining room
- Well presented
- Gas central heating
- Balcony
- Town centre location
- Garage and off road parking
- No chain

A well presented, bright and spacious second floor apartment, perfectly situated for Leamington town centre and station being just a short walk away. Set back from the main road in this sought after development the property benefits from two double bedrooms, spacious living dining room, breakfast kitchen, bathroom, balcony, gas central heating, communal parking and garage. The property would make an excellent investment or first purchase and is available with no chain.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



ENTRANCE Entering through the secure communal entrance with intercom, the property is located on the second floor via communal stairway.

COMMUNAL ENTRANCE Entering into the property through the front door into the hall.

HALL 19' 4" x 3' 0" (5.89m x 0.91m) With telephone entry system, radiator, cupboard housing Vaillant central heating boiler and electric fuse box and door off to all rooms.

KITCHEN 10' 11" x 6' 9" (3.33m x 2.06m) With a range of wall and base mounted units, space and plumbing for washing machine, space for fridge freezer, built in electric oven, four ring ceramic hob with extraction above, stainless steel sink with drainage board and UPVC double glazed window to the rear.

LIVING ROOM 19' 3" x 10' 2" (5.87m x 3.1m) With radiator, wall lights, dual aspect with UPVC double glazed window to the rear and double glazed patio doors to the front leading on to the balcony.

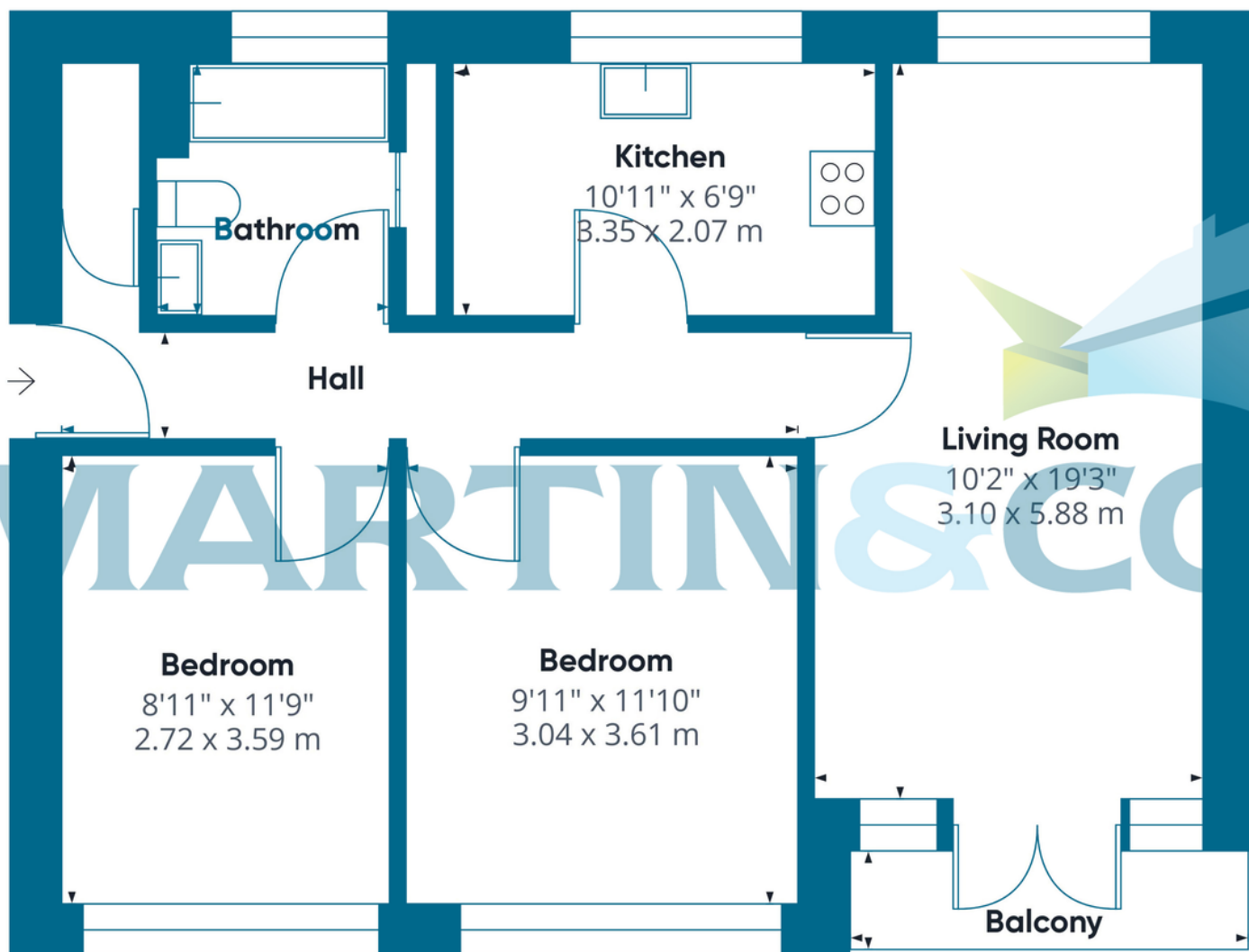
PRIMARY BEDROOM 11' 10" x 9' 11" (3.61m x 3.02m) With UPVC double glazed window to the front, radiator and fitted wardrobe.

BEDROOM TWO 11' 9" x 8' 11" (3.58m x 2.72m) With UPVC double glazed window to the front and radiator.

BATHROOM 6' 10" x 6' 2" (2.08m x 1.88m) With UPVC double glazed window to the rear, panelled bath with Mira Jump shower over, low level WC, wash hand basin, heated towel rail, storage cupboard and tiling to the walls.

TENURE The property is leasehold with approximately 77 years remaining with an annual ground rent of £100. An increased term to 125 years is available, with costs subject to negotiation with the seller. The service charge is approximately £1740 per annum, this information should be checked and verified by your legal representative.





Approximate total area

622.87 ft²

57.87 m²

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for m part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

