



Arlington Avenue | Leamington Spa | CV32 5UQ

Guide price £225,000



## Arlington Avenue | Leamington Spa | CV32 5UQ

Located on Arlington Avenue, Leamington Spa, this delightful, top floor apartment offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this residence is ideal for small families, couples, or individuals seeking a peaceful retreat in a vibrant town.

The apartment features a spacious reception room with balcony overlooking the Leamington Cricket Club, providing an inviting space for relaxation and entertaining guests. Natural light floods the room, creating a warm and welcoming atmosphere. The layout is thoughtfully designed, ensuring that every corner of the home is utilised effectively.

The property boasts a bathroom, equipped with essential amenities to cater to your daily needs. The kitchen is separate to the living room.

One of the standout features of this apartment is the provision for parking, accommodating up to two vehicles. This is a rare find in urban settings and adds significant value to the property, offering convenience for residents and their guests.

Leamington Spa is renowned for its beautiful parks, historic architecture, and a vibrant community spirit. Residents can enjoy a variety of local shops, cafes, and restaurants, all within easy reach. The area is well-connected by public transport, making it an excellent choice for commuters.

In summary, this apartment on Arlington Avenue presents a wonderful opportunity for those looking to settle in a desirable location. With its appealing features and proximity to local amenities, it is a property not to be missed.



- Living Room with Balcony
- Kitchen with appliances
- Garage en Bloc and Parking Space
- Ideal location for the Town Centre
- Two Double Bedrooms
- No Upward Chain
- Attractive Views over Leamington Cricket Club
- EPC - E (53)



**Entrance Hall**

Entrance to the property is via a communal stairwell which leads to the front door. The entrance hall has carpet to floor, neutral decor to walls and ceiling. With security entry phone and electric heater to wall, light point to ceiling, oak veneered doors lead in to all rooms including a cupboard with shelf, fuse box and hanging rail

**Bedroom One**

11'10" x 9'11"

A double bedroom with continuation of carpet and decor, double glazed window to the front elevation with electric heater below and there is a light point to ceiling.

**Bedroom Two**

12'0" x 9'11"

A double bedroom with a continuation of carpet and decor, double glazed window to the front elevation with electric heater below and there is a light point to ceiling.

**Lounge**

17'3" x 11'11"

With continuation of carpet and decor, double glazed French door leading onto the balcony and double glazed window to the side elevation allowing a huge amount of natural light. Electric heater to wall and two light points to ceiling

**Kitchen**

6'9" x 12'0"

With double glazed window window to the rear elevation. Fitted with a range of floor and wall cupboards in a wood effect frontage with chrome handle and a granite effect melamine worksurface. Built-in electric oven and a four ring ceramic hob with extractor fan over. Free standing fridge/freezer and washing machine and there is a stainless steel one and a half bowl sink with matching drainer with chrome hot and cold mixer tap. Light point to ceiling.

**Bathroom**

Fitted with a white suite; pedestal wash hand basin, bath with electric shower over and low level WC. Walls are tiled to half height around basin and WC and to full height around bath and shower, chrome heated towel rail. Cupboard housing immersion and providing airing cupboard storage.

**Garage**

Single garage en-bloc

**Services**

Please note there is no mains gas connected. We believe all other services are connected. There is gas to the building.

**Tenure**

We believe the property to be Leasehold. The agent has not checked the legal status to verify the Leasehold status of the property. The Purchaser is advised to obtain verification from their legal advisers.

120 years from 2008 so 101 years remaining.

£2040/annum service charge

£75/annum ground rent

**Council Tax**

We understand the property to be Band B.

**Viewing**

Strictly by appointment through the Agents on 01926 411 480.

**Photographs**

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

**Disclaimer**

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute and part of an offer or contract. The seller does not take make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide; about the property is verified on inspection and also by your conveyancer.

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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

