



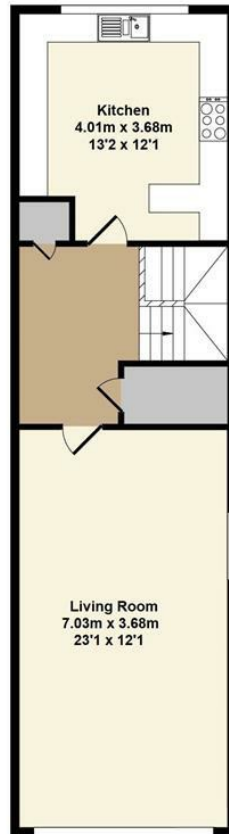
Peter Clarke

11 Arlington Court, Arlington Avenue, Leamington Spa, Warwickshire, CV32 5HR

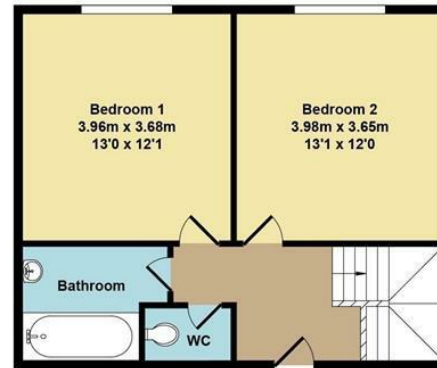
Arlington Court, Arlington Ave, Leamington Spa, CV32 5HR

Total Approx. Floor Area 98.40 Sq.M. (1059 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Ground Floor
Approx. Floor
Area 52.90 Sq.M.
(569 Sq.Ft.)



First Floor
Approx. Floor
Area 45.50 Sq.M.
(490 Sq.Ft.)



- Spacious Duplex Apartment
- Two Large Double Bedrooms
- 23ft Living/Dining Room
- Family Bathroom & W.C
- Residents Gardens
- Residents Parking
- Single Garage
- 144 year Lease
- Share Of Freehold
- NO FORWARD CHAIN



Offers Over £240,000

A spacious and delightfully positioned, two double bedroom duplex apartment, located in the ever popular Arlington Court. This beautifully maintained apartment building is located in the stunning tree lined Arlington Avenue, North of Leamington town centre. Having internal accommodation comprising entrance hall, two double bedrooms, family bathroom and W.C. To the first floor is a large, dual aspect living/dining room offering elevated views over the neighbouring Cricket Ground. With a generous breakfast kitchen with breakfast bar. Outside the property also features stunning communal gardens, residents parking and a single garage located en-bloc.

APPROACH

Accessed via the communal entrance door leading into the new refurbished residents hallway. From here, we head up to the private front door which opens into:

ENTRANCE HALLWAY

Stairs rising to first floor landing and benefitting from a double fronted under stairs storage cupboard. The entrance hall gives way to both double bedrooms, family bathroom and separate wc.

BEDROOM ONE

A well-proportioned double bedroom benefits from a range of mirror fronted built in storage wardrobes and has large uPVC double glazed window to the rear elevation giving views over the stunning communal gardens.

BEDROOM TWO

Another equally sized double bedroom, again benefitting from a range of mirror fronted built in storage wardrobes with rear facing double glazed window overlooking the landscaped communal rear gardens and Cricket Club.

FAMILY BATHROOM

Comprising a white suite with pedestal wash hand basin, panelled bath with mains fed shower over and concertina style glass screen, ceiling mounted lighting and central heating radiator.

SEPARATE W/C

A low level wc with dual flush, ceiling mounted ceiling and central heating radiator.

FIRST FLOOR LANDING

Stairs rising from entrance hall and giving way to the well-proportioned kitchen/breakfast room as well as the expansive living/dining room. In addition, the first floor landing also benefits from large built in storage cupboard and further walk in storage closet benefitting from a range of built in storage shelving and overhead lighting.

KITCHEN/BREAKFAST ROOM

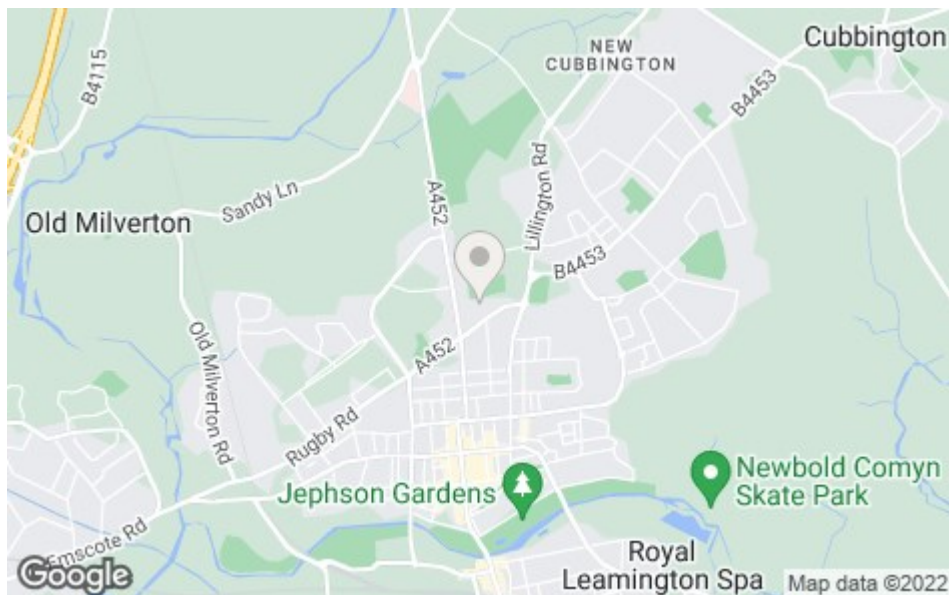
This generous kitchen/breakfast room comprises a range of wall and base mounted units with wood effect working surfaces over and a stainless steel sink and drainer unit having integrated appliances including double oven, microwave and six ring gas hob, space and plumbing providing for under counter washing machine, fridge and freezer. Further to this, there is also a useful breakfast bar and double glazed window to the rear elevation overlooking the landscaped gardens and Cricket Club and ceiling mounted lighting with ceramic tiling to all splashback areas.

OPEN PLAN LIVING/DINING ROOM

This large dual aspect room benefits from a floor to ceiling front facing double glazed window giving views over the neighbouring Cricket Club, as well as high level







side facing double glazed window doing the same. Two central heating radiators, ceiling mounted lighting and providing ample space for both living and dining furniture.

OUTSIDE

This beautifully maintained purpose-built apartment building benefits from a large communal garden, which is maintained to an incredibly high standard. In addition, there is a range of residents parking as well as additional on road parking available and this property also benefits from a

SINGLE GARAGE

located en bloc to the rear.

GENERAL INFORMATION

TENURE: We are informed the property is Leasehold although we have not seen evidence. There is 144 years remaining with an annual service charge of £1918.80 and a ground rent of £7.50 per quarter. Purchasers should check this before proceeding.

SERVICES: We have been advised by the vendor there is mains gas, electric, water and drainage connected to the property. However, this must be checked by your solicitor before exchange of contracts.

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 D.

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

VIEWING: By Prior Appointment with the Selling Agents.

REGULATED BY RICS

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.



Peter Clarke



Six multi-award winning offices
serving South Warwickshire & North Cotswolds

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