

BELVOIR!

Guide Price £225,000



Flat 26, Riplingham Arlington

, Leamington Spa CV32 5UQ

**** NO CHAIN **** Situated in the sought-after area of North Leamington, this well-presented two-bedroom second-floor apartment offers a spacious and thoughtfully arranged layout, ideal for comfortable modern living.

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ACCOMMODATION

Upon entering the property, you are welcomed by a long central hallway that provides access to all rooms, creating a natural sense of flow throughout the home. The bathroom is conveniently located off the hallway and features a full-sized bath with a shower overhead, combining practicality with comfort.

Moving further along, the kitchen is well-positioned and offers ample space for everyday cooking and storage. At the end of the corridor, the property opens up into a bright and airy living and dining room. This impressive space benefits from dual aspect windows, allowing plenty of natural light to flood the room, and provides direct access to a private balcony—perfect for relaxing or entertaining.

The apartment comprises two well-proportioned bedrooms, making it suitable for couples, small families, or those needing a home office. Additional benefits include a garage, offering valuable storage or secure parking.

Ideally located in North Leamington, the property is within easy reach of excellent local amenities, highly regarded schools, and convenient transport links. The area provides good access to nearby road networks, making commuting straightforward, while regular public transport connections and proximity to Leamington Spa railway station offer direct services to major towns and cities. The vibrant town centre of Royal Leamington Spa is also just a short distance away, known for its array of shops, restaurants, and green spaces.

Fixtures and Fittings - Only those mentioned within these particulars are included in the sale.

Information - Mains water and electricity are believed to be connected to the property. 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. Fixtures & Fittings Only those mentioned within these particulars are included in the sale price. Viewing Strictly by appointment through the Agents. All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches. Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.



Total Internal Living Area 62.59 square metres / 674 square feet

Second Floor



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Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
74	74				
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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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.