


# Asking Price £249,950 Leasehold

## 1 Bedroom, Apartment - Retirement

22, Arlington Lodge Arlington Avenue, Leamington Spa, Warwickshire, CV32 5BF

0800 077 8717 sales@churchillsl.co.uk churchillsl.co.uk

Churchill
Sales & Lettings
Retirement Property Specialists

# Arlington Lodge

Arlington Lodge is a delightful development of 51 one and two bedroom apartments located in the historical town of Royal Leamington Spa. The Lodge has a private owner's car park and a buggy store with charging points. The Lodge and the apartment are heated by super efficient Air Source Heating, the cost of which is included in the service charges.

Arlington Lodge is situated in a highly regarded residential area close to Leamington Spa Cricket Ground. Close by are delightful parks and the award winning Jephson Gardens, a perfect spot to take advantage of long walks in the tranquillity of nature. The Victoria Park Bowling Complex is the official home of Women's Bowls in England and The Royal Spa Centre and The Loft Theatre Company both offer a host of comedy, drama, music and film.

Arlington Lodge has great transport links with the motorway network within 3 miles and great local public transport with bus stops close by. Birmingham International Airport is close by for holidays overseas.

The Lodge manager is on hand throughout the day to support the Owners and keep the development in perfect shape as well as arranging many regular events in the Owners' Lounge from coffee mornings to games afternoons.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

Arlington Lodge has been designed with safety and security at the forefront, the apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Arlington Lodge is managed by the award-winning Churchill Estates Management, working closely with Churchill Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Arlington Lodge requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55.







0800 077 8717 sales@churchillsl.co.uk churchillsl.co.uk

# Property Overview

**ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT WITH BALCONY**

This delightful one bedroom first floor apartment benefits from a private balcony and is presented in good order throughout. Conveniently located near the stairs and on the same level as the guest suite, the apartment offers easy access within the development. Providing well-proportioned accommodation and a comfortable living environment, this lovely home is offered with no onward chain and is ready for a new owner to make it their own.

The Living Room offers ample space for living and dining room furniture and benefits from a feature electric fireplace with attractive surround. A French door opens to a private balcony, and another door leads through to the Kitchen.

The Kitchen offers a range of modern eye and base level units with working surfaces over and tiled splashbacks. There is a built-in waist height oven, 4 ring electric hob with extractor hood over, fridge and freezer. A window provides light and ventilation.

The Bedroom is a good-sized double with a built-in wardrobe plus additional fitted furniture. A window keeps this lovely bedroom light and airy.

The Shower Room offers a curved shower enclosure with handrail, a heated towel rail, WC and wash hand basin with vanity unit beneath.

Perfectly complementing this wonderful apartment is a useful walk-in storage cupboard located in the hallway.

Call us today to book your viewing!







# Features

- One bedroom first floor apartment
- Private balcony
- Owners' lounge & kitchen with regular social events
- 24 hour Careline system for safety and security
- Private owner's car park
- Landscaped gardens
- Great location close to the town centre & excellent transport links
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use the Guest Suites at all Churchill Living developments across the country








# Key Information

Service Charge (Year Ending 31st May 2027): £3,242.57 per annum.

Ground rent £695.90 per annum. To be reviewed April 2029

Council Tax Band C

125 lease years commencing 2015

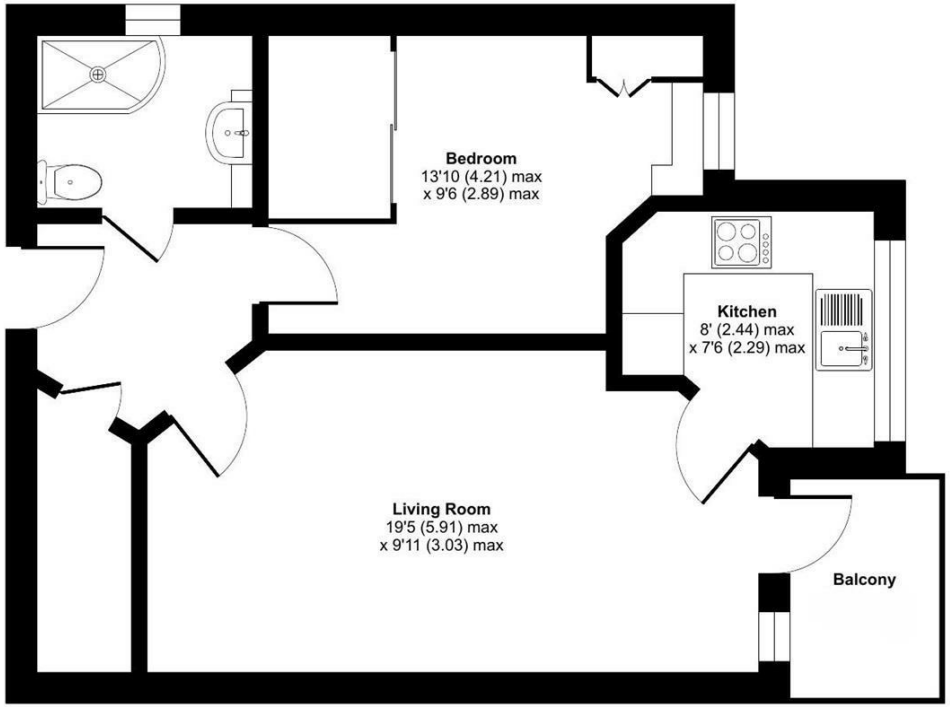
Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

Service charges include: Careline system, buildings insurance, communal water and sewerage rates, Air Source Heating, communal cleaning, utilities and maintenance, apartment heating, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

EPC Rating: C

Approximate Area = 480 sq ft / 44.6 sq m

For identification only - Not to scale




Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Churchill Sales & Lettings Limited. REF: 1527719

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents. All relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.



0800 077 8717

sales@churchillsl.co.uk

churchillsl.co.uk

Churchill
Sales & Lettings
Retirement Property Specialists