



Asking Price £260,000 Leasehold

1 Bedroom, Apartment - Retirement

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



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**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 of 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.



# Property Overview

Churchill Sales & Lettings are delighted to be marketing this stunning one bedroom ground floor apartment with direct access out onto a patio area. The property offers deceptively spacious accommodation throughout and is presented in fantastic order.

The Lounge offers ample space for living and dining room furniture and has a feature electric fireplace with attractive surround. There is a french door out onto the patio as well as a door into the Kitchen.

The Kitchen offers a range of 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, a fridge, freezer and a washer/drier. A window allows for light and ventilation.

The Bedroom is a generous double room with a useful built in mirrored wardrobe and plenty of space for additional bedroom furniture if required.

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

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



# Features

- One bedroom ground floor retirement apartment
- Patio overlooking the communal garden
- Good decorative order
- Lodge manager available 5 days a week
- Owners' lounge & kitchen with regular social events
- 24 hour Careline system for safety and security
- Great location close to the town centre & excellent transport links
- Beautifully landscaped gardens
- Owners' private car park
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Retirement Living developments across the country.



# Key Information

Service Charge (Year Ending 31st May 2025):  
£3,377.61 per annum.

Ground rent £695.90 per annum. To be reviewed  
May 2027

Council Tax Band C

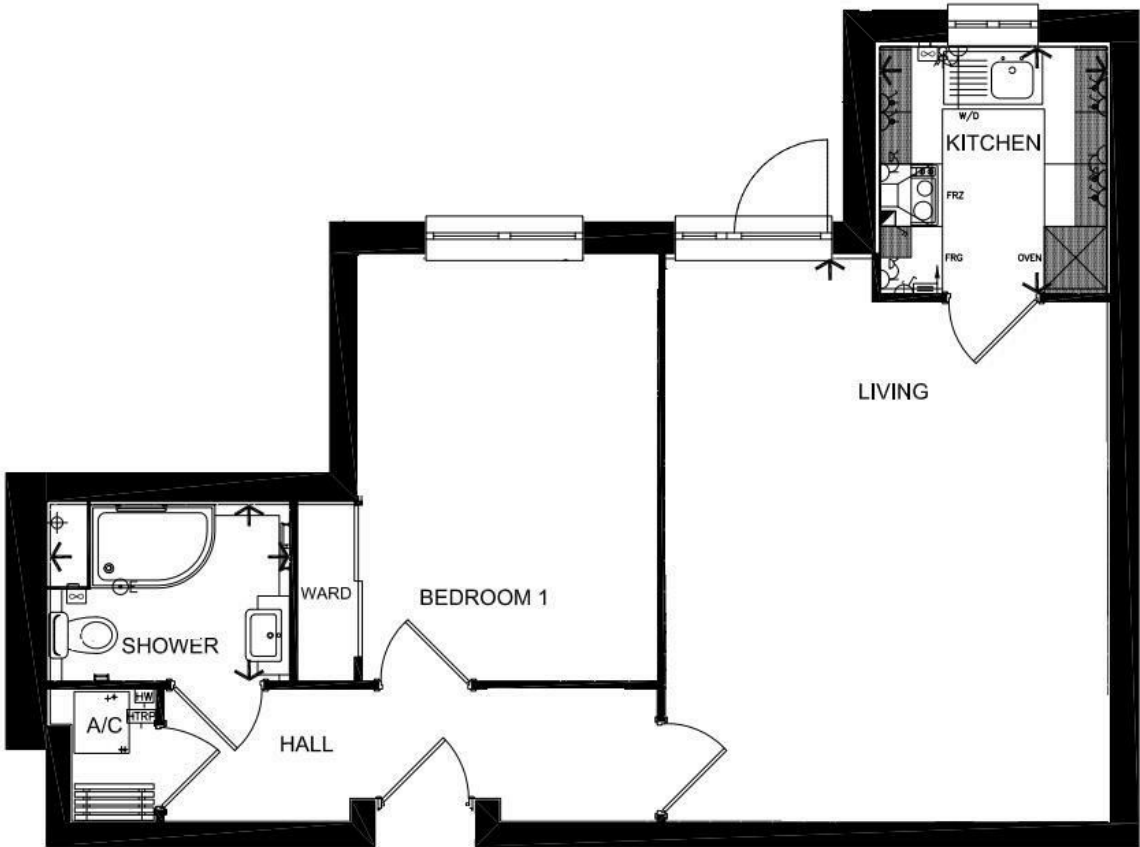
125 lease years commencing 2015

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.

A 1% contribution of the final selling price to the  
contingency fund is payable by the Seller upon  
completion of the sale of the property.

EPC Rating: C



Living	Width	14'-0" [4255]	max	Length	17'-9" [5420]	max
Kitchen	Width	7'-2" [2185]	max	Length	7'-10" [2380]	max
Bedroom 1	Width	9'-4" [2845]	max	Length	13'-4" [4070]	max
Shower room	Width	5'-7" [1700]	max	Length	7'-7" [2305]	max

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.



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