



**Asking Price £350,000 Leasehold**

**2 Bedroom, Apartment - Retirement**

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



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# 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.



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# Property Overview

DRAFT PARTICULARS - Awaiting verification from the seller

**\*\*TWO BEDROOM FIRST FLOOR RETIREMENT APARTMENT  
WITH JULIET BALCONY\*\***

Situated in a fantastic position in the development is this delightful two bedroom apartment which benefits from a Juliet Balcony. The property provides spacious accommodation and is presented in fantastic order boasting new carpets throughout.

The Living Room offers ample space for living and dining room furniture and benefits from a feature electric fire. A French door opens to the Juliet Balcony and a further 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, washer/dryer, fridge and freezer. A window provides light and ventilation.

Bedroom One is a good-sized double with a built-in mirrored wardrobe. An En-Suite offers a large curved shower with handrail, a WC, wash hand basin with vanity unit beneath and a heated towel rail.

Bedroom Two is another good-sized double. This room could also be used as a separate Living Room Study or Hobby Room.

The Bathroom offers a full sized bath with overhead shower and handrail, a WC, a heated towel rail and wash hand basin with vanity unit beneath.

Perfectly complimenting this wonderful apartment are two storage cupboards located in the hallway.

This apartment simply must be viewed!



# Features

- Two bedroom two bathroom first floor apartment with Juliet Balcony
- Lodge manager available 5 days a week
- Owners' lounge & kitchen with regular social events
- 24 hour Careline system for safety and security
- Owners' private car park
- Great location close to the town centre & excellent transport links
- Beautifully landscaped gardens
- 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 2026): £5,120.49 per annum.

Ground rent £764.86 per annum. To be reviewed April 2029

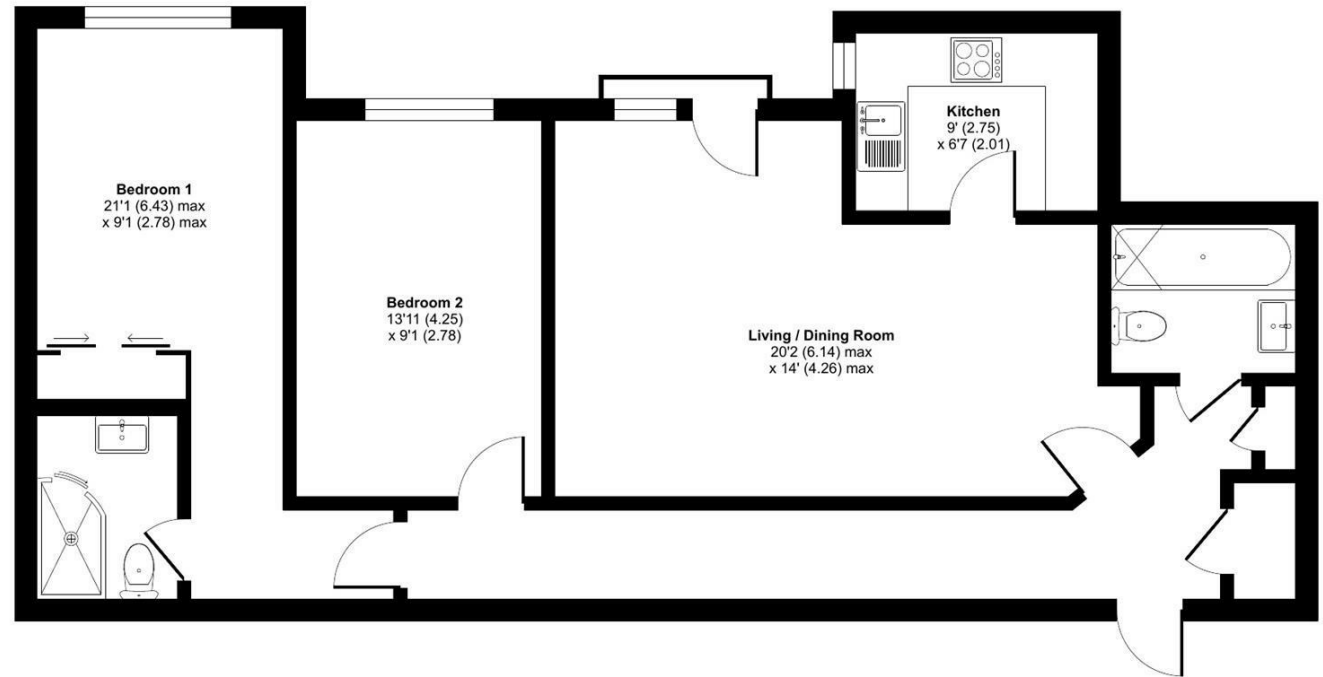
Council Tax Band C

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.

Approximate Area = 864 sq ft / 80.2 sq m  
For identification only - Not to scale



EPC Rating: B

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Churchill Sales & Lettings Limited. REF: 1353261

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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