



£1,500 PCM

1 Bedroom, Apartment - Retirement

33 Arlington Lodge Arlington Avenue, Leamington Spa, CV32 5BF

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Churchill
Sales & Lettings
Retirement Property Specialists

33 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 residents' car park and a buggy store with charging points. The Lodge and the apartments 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 residents and keep the development in perfect shape, as well as arranging many regular events in the residents' 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 resident.

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

Churchill Sales & Lettings are delighted to be marketing this lovely one-bedroom first floor apartment with a private balcony.

The Lounge offers ample space for living and dining room furniture and has a feature electric fireplace with attractive surround. There is also a storage cupboard.

The Kitchen is accessed via the Lounge and 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, a freezer and washer/dryer. 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 are two useful storage cupboards located in the hallway.



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Features

- One bedroom first floor apartment
- South Westerly facing with stunning garden views
- Lift to all floors
- Owners' lounge & kitchen with regular social events
- Lodge manager available 5 days a week
- Great location close to the town centre & excellent transport links
- 24 hour Careline system for safety and security
- 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
- Dual aspect windows in bedroom
- New carpets throughout



Key Information

OVER 60's RETIREMENT APARTMENT

Council Tax Band C

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.

Landlord pays: 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.

Security Deposit

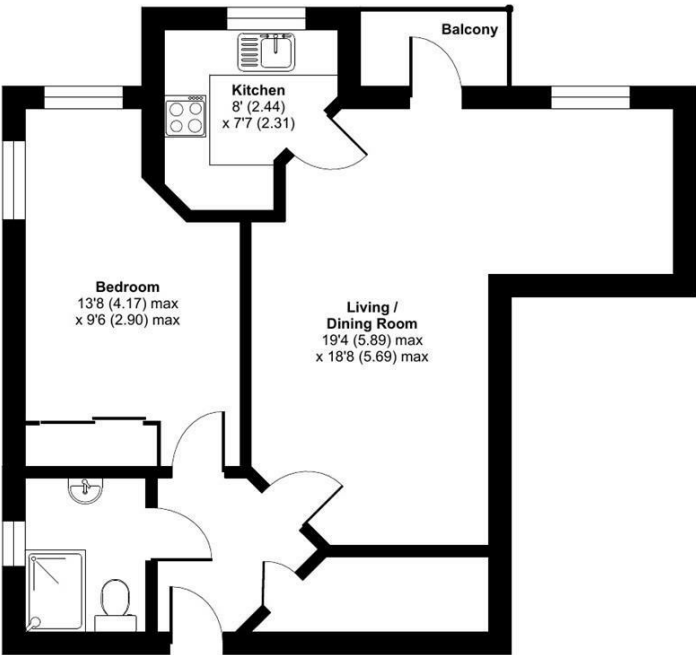
A security deposit equal to 5 weeks' rent will be payable at the start of the tenancy. This covers damages or defaults on the part of the tenant during the tenancy. It will be reimbursed at the end of the tenancy subject to the details of the agreement, and the findings of the inventory check-out report.

Holding Deposit

A holding deposit equal to 1 week's rent will be payable on acceptance of an application. This will be held and used towards the first month's rent.

Please note: The holding deposit will be withheld if the applicant(s) or any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 30 days (or other deadline as mutually agreed in writing).

Approximate Area = 561 sq ft / 52.1 sq m
For identification only - Not to scale



EPC Rating:

 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: 1394730

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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