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**44 Arlington Lodge, Arlington Avenue, Leamington Spa**





An excellent opportunity to acquire an impressive second-floor, purpose-built retirement apartment in this highly regarded North Leamington Spa development.

#### Arlington Lodge

Is a purpose-built retirement development of 51 self-contained apartments of varying sizes. Originally constructed by Churchill Retirement 2013, to incorporate all facilities and amenities associated with retirement living. The development is surrounded by attractive landscape communal grounds, yet is within walking distance of the town centre.

44 Arlington Lodge is arguably one of the finest apartments within the development, offering light and airy, spacious two-bedroom accommodation, with the master featuring an en-suite facility. Other notable features include the well-fitted kitchen, light and airy lounge/dining room, and the property's particularly high standard of presentation.

The property is offered with NO CHAIN, and the agents consider internal inspection to be highly recommended.

In detail the accommodation comprises:-

#### Communal Entrance Hall

#### Stairs and Landing

With lift access, leading to the...

#### Private Entrance Hall

With radiator, coat/boiler cupboard, dado rail, deep cloaks cupboard with fitted shelving, and access to roof space.

#### Lounge/Dining Room

18'2" x 10'9" (5.54m x 3.28m)

With stone-effect fireplace and hearth incorporating an electric fire, coving to ceiling, TV point, and radiator.

#### Fitted Kitchen

8' x 7'10" (2.44m x 2.39m)

Fitted with a range of attractive white-faced base cupboards and drawer units with complementary rolled-edge surfaces, stainless steel oven, four ring ceramic hob unit with extractor over, tiled splashbacks, concealed pelmet lighting, single-drainer stainless steel sink unit, built-in fridge freezer, washing machine, and matching wall-mounted cupboards.

#### Bedroom Two

8'10 x 12'8" (2.69m x 3.86m)

With double built-in wardrobe featuring mirrored sliding doors, hanging rail, shelving, and radiator.

#### Bathroom/WC

9' x 5' (2.74m x 1.52m)

Fitted with white suite comprising panelled bath, wash hand basin inset to vanity unit, low flush WC, integrated shower unit, shower screen, chrome heated towel rail, being fully tiled with mirrored cabinet.





#### Master Bedroom

13'2" x 8'3" (4.01m x 2.51m)

Fitted with a range of built-in bedroom furniture, including double wardrobe with drawers beneath, further drawer unit and bedside units, double built-in wardrobe with hanging rail, shelf, mirrored sliding doors and radiator.

#### En-Suite Shower Room/WC

7'6" x 5'9" (2.29m x 1.75m)

Being fully tiled, with quadrant tiled shower cubicle, wash hand basin inset to vanity unit, low flush WC, mirrored cabinet, chrome heated towel rail.

#### Outside

The development is surrounded by attractive landscaped communal grounds surrounding the non-designated residents' parking together with the development, and non-designated car parking facility which includes visitors car parking.

#### Mobile Phone Coverage

Good outdoor and in-home signal is available in the area. We advise you to check with your provider. (Checked on Ofcom 2026).

#### Broadband Availability

Standard/Superfast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom 2026).

#### Rights of Way & Covenants

The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc, as may exist over the same whether mentioned herein or not.

#### Tenure

The property is understood to be leasehold although we have not inspected the relevant documentation to confirm this. We understand there to be a 125 year lease (01/04/2015), with 115

years remaining, being with a share of the freehold, service charge is £4,844.78 per annum and ground rent is £764.86 per annum. Please verify this information with your legal advisers. Further details upon request.

#### Services

All mains services are understood to be connected to the property with the exception of gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

#### Council Tax

Council Tax Band C.

#### Location

CV32 5BF

- Residential Estate Agents •
- Lettings and Property Managers •
- Land and New Homes Agents •

Leamington Spa Office  
Somerset House  
Clarendon Place  
Royal Leamington Spa  
CV32 5QN

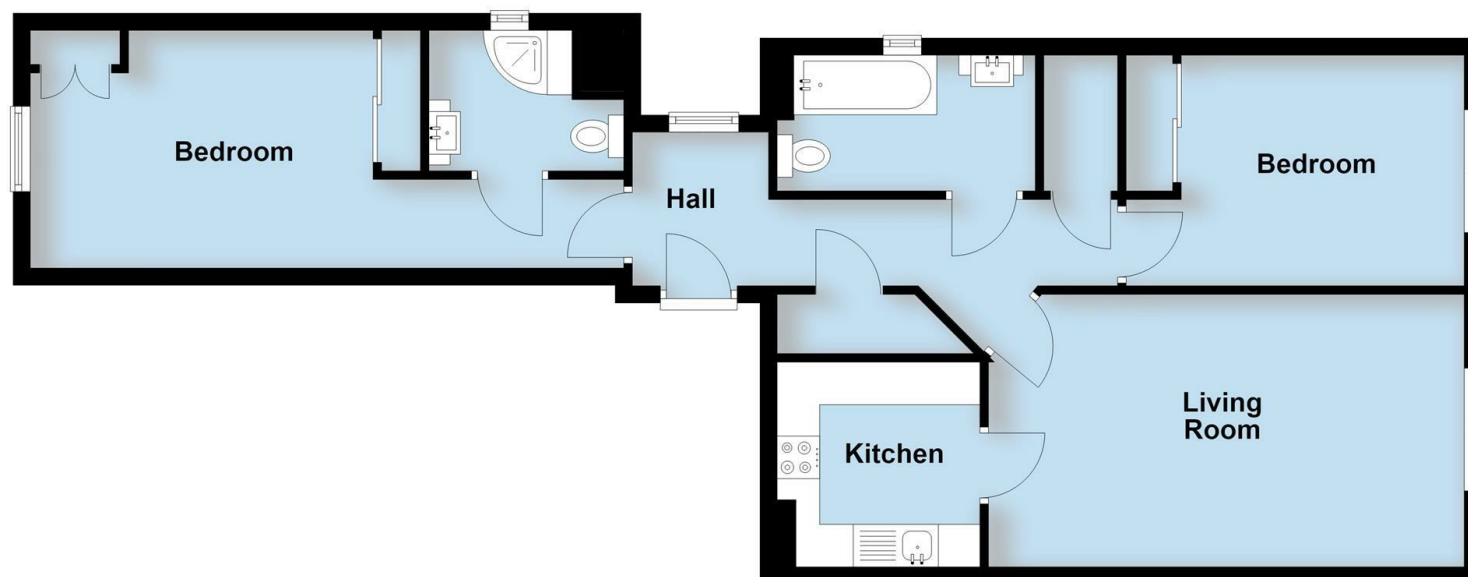
01926 881144 [ehbresidential.com](http://ehbresidential.com)

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            | 72      | 72                      |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL

## Second Floor

Approx. 71.1 sq. metres (765.5 sq. feet)



Total area: approx. 71.1 sq. metres (765.5 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact