



37 Emmeline Lodge Kingston Avenue, Leatherhead, KT22 7FU

Price Guide £205,000





- PARTICULARLY LARGE FLAT (665 SQFT)
- SOUTH FACING ASPECT
- GUEST SUITE AVAILABLE
- GATED CAR PARKING
- SHORT WALK TO TOWN CENTRE
- MODERN SHOWER ROOM
- FITTED KITCHEN
- RESIDENTS LOUNGE & TERRACE
- LODGE MANAGER + 24 HOUR 'CARELINE'
- BUGGY PARKING



## Description

The Property is a light, particularly spacious (665 sq.ft) and modern, one bedroom, second floor apartment situated in a gated retirement development set in beautifully landscaped grounds with lit paths, well maintained gardens and parking.

An inviting entrance hall with two storage cupboards has a modern shower room off and leads through to 20'2 x 14'0 sitting/dining room with a fitted bookshelf and south facing aspect. A return door opens to a fitted kitchen with integrated appliances including a fridge and freezer, oven and electric hob. The bedroom is a generous size, providing built in storage and a delightful view.

Emmeline Lodge offers the over 55's independent living within a secure environment. The gated development is enhanced by a superb residents lounge & terrace, a lodge manager and/or a member of the Careline team 24 hours a day, 365 days a year. The service charge includes the cost of the lodge manager as well as repairs and maintenance including the garden and the cost of heating, lighting and cleaning of the communal areas as well as buildings insurance.


## Situation

Emmeline Lodge is located just a short walk to Leatherhead town centre which has a part covered shopping centre with key retail outlets including Boots and a Sainsbury's with a stand alone Lidl just 5 minutes' walk away and a Waitrose Local. Leatherhead also offers a Library and a Theatre (which shows the latest films). Even closer to Emmeline Lodge is an M & S simply food outlet which offers essential every day items.

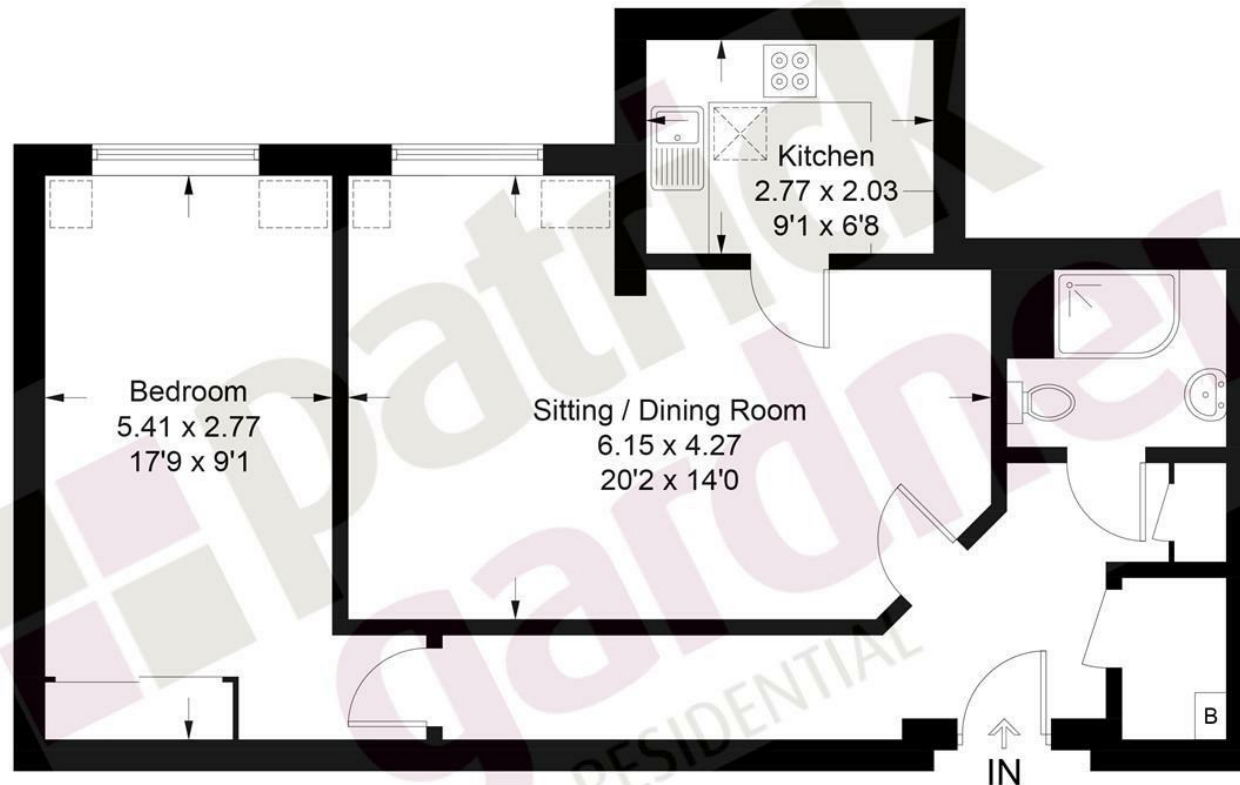
There is a bus stop immediately in front of Emmeline Lodge and the main line railway station is also about 5 minutes' walk. Junction 9 of the M25 is less than 5 minutes drive from Emmeline Lodge.

Tenure	Leasehold
EPC	C
Council Tax Band	D
Lease	116 Years Remaining
Service Charge	£3,176.68
Ground Rent	£820



 = Reduced headroom below 1.5m / 5'0

Approximate Gross Internal Area = 61.8 sq m / 665 sq ft



### Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1225774)

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