



26 Emmeline Lodge, 27 Kingston Avenue, Leatherhead, KT22 7FU

Price Guide £299,950



- FRIST FLOOR
- FOR THE ACTIVELY RETIRED - OVER 60'S
- COMMUNAL PARKING & GARDENS
- HEATING & WATER - PART OF SERVICE CHARGE
- NO ONWARD CHAIN
- 2 BEDROOM APARTMENT
- LIFT ACCESS
- ON SITE DAY TIME MANAGER
- KITCHEN WITH INTERGRATED APPLIANCES
- CLOSE TO AMENITIES

## Description

Situated on the first floor, this well-presented two double bedroom apartment is designed specifically for the over 60's and is located close to Leatherhead town centre and train station.

The property opens into an inviting entrance hall with space for shoes and access to two useful storage cupboards. There is also a convenient cloakroom toilet, separate from the modern family shower room.

The spacious and bright sitting room features an electric fire and dining area and the contemporary fitted kitchen with window is well-equipped with a range of integrated appliances, including an oven, electric hob, under-counter fridge, freezer & washer/dryer.

Both bedrooms are generously sized doubles with the principal providing a built in wardrobe.

Externally, residents can enjoy beautifully maintained communal gardens with 2 separate patio seating areas. Additional benefits include a residents' car park and a wooden shelter designed for the safe storage of mobility scooters.



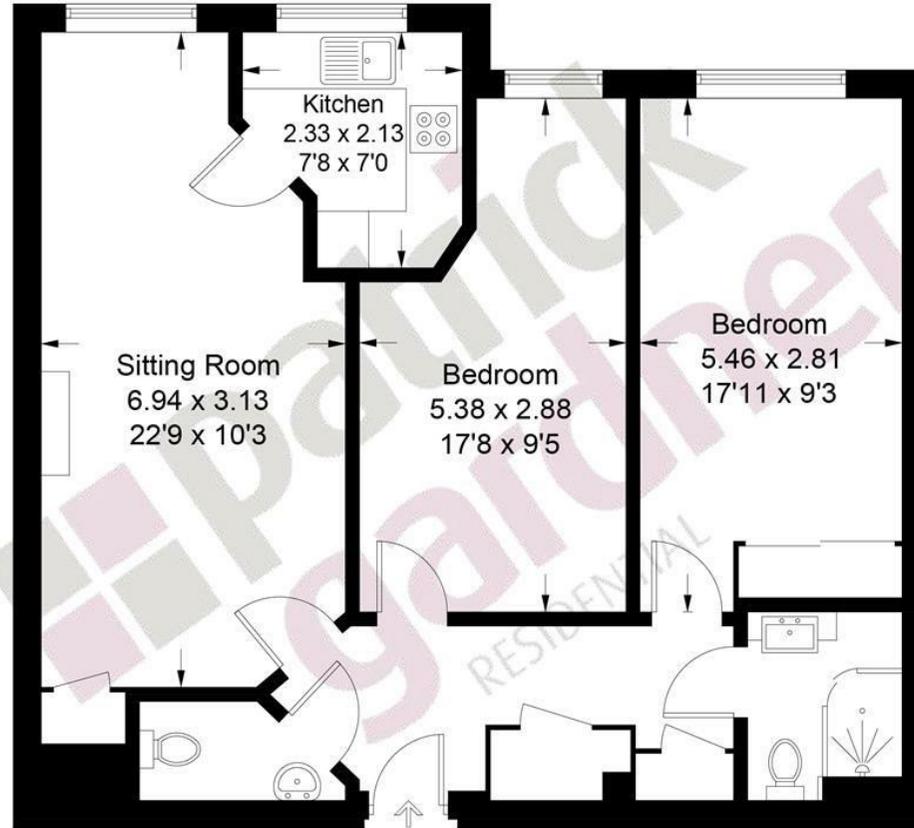
## Situation

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.

<b>Tenure</b>	Leasehold
<b>EPC</b>	B
<b>Council Tax Band</b>	E
<b>Lease</b>	125 Years from 1st June 2016 (115 Years Left)
<b>Service Charge</b>	£4,772.40 (proposed budget 26/27 £5,115.74)
<b>Ground Rent</b>	£891.54 (Reviewed every 7 years & is linked to RPI. Next review 01/06/30)

Approximate Gross Internal Area = 71.7 sq m / 772 sq ft



**First 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. (ID1287504)

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