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

Price Guide £295,000

- FIRST FLOOR APARTMENT (LIFT ACCESS)
- LIVING ROOM WITH JULIETTE BALCONY
- EXCELLENT COMMUNAL FACILITIES
- TWO DOUBLE BEDROOMS
- CLOSE TO TOWN CENTRE
- ENTRANCE HALL WITH GOOD STORAGE
- KITCHEN WITH WINDOW
- DAYTIME MANAGER
- TWO BATHROOMS
- RESIDENTS PARKING

Description

A beautifully presented two bedroom, two bathroom first floor apartment being situated in a gated retirement development within beautifully landscaped grounds with lit paths, well maintained gardens and communal parking.

Internally there is a spacious hall with two storage cupboards, a bright sitting/dining room with Juliette balcony overlooking the front and door into a luxury fitted kitchen with integrated appliances and it's own window. The master bedroom has a fitted wardrobes and en suite shower room, there is a second double bedroom and guest bathroom.

Retirement Living:
Emmeline Lodge offers the over 60's independent living within a secure environment. The gated development includes a superb residents lounge with coffee bar, a lodge manager's reception/office, access to a member of the Careline team 24/7, 365 days a year.

The service charge includes the cost of a lodge manager, the Careline system, buildings insurance, water and sewerage rates, cleaning/repairs to communal areas and maintenance of the grounds and within the flat itself heating costs. Externally are beautifully maintained gardens, residents terrace, covered buggy charge area and communal parking. For visiting overnight guests, for a small charge, the Visitors Suite can be booked for overnight stays. Churchill Residents can also use visitor suites at other Churchill developments within the UK.

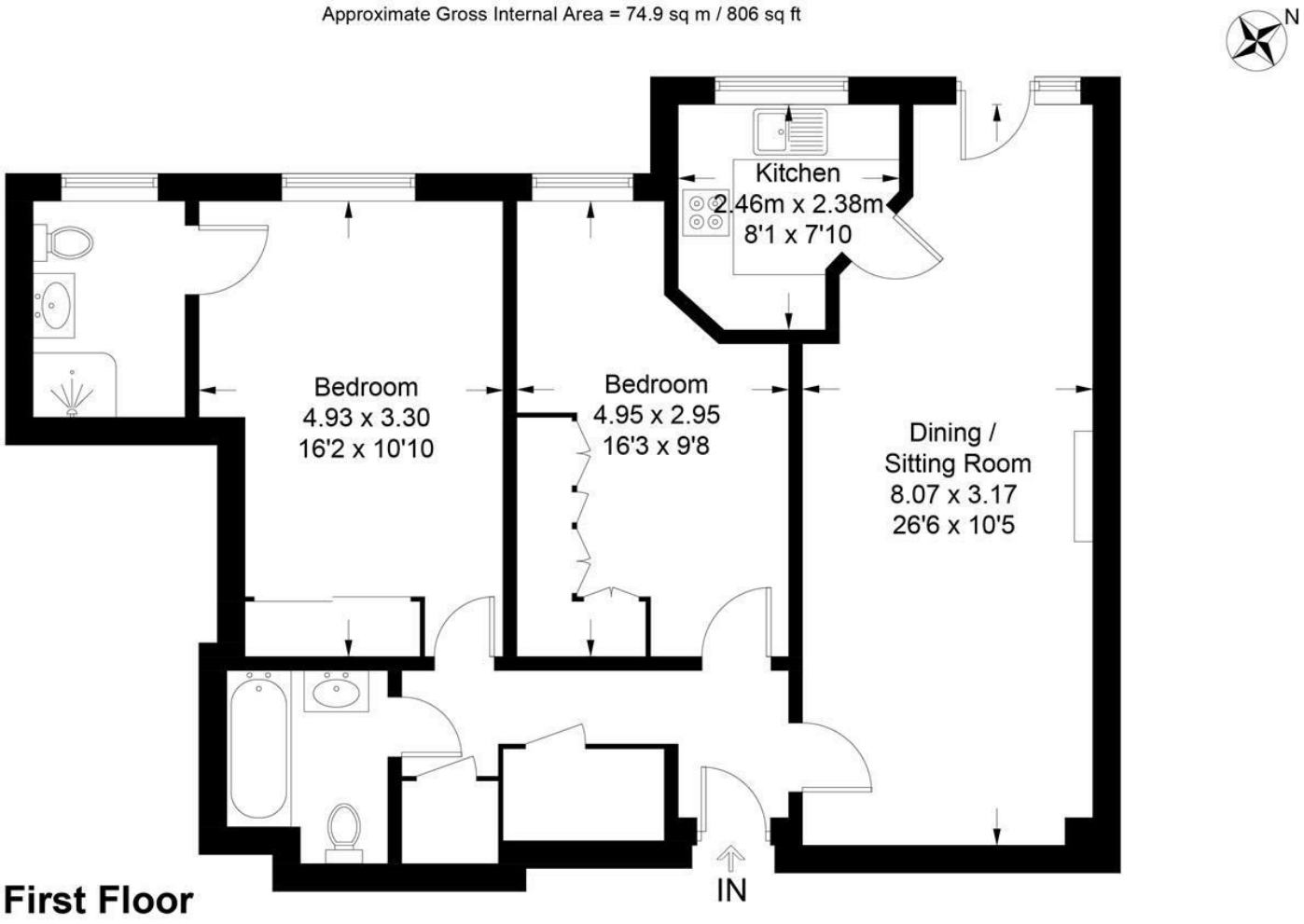
Situation

Emmeline Lodge is located just a short walk to the town centre which has a part covered shopping centre which includes a Boots and a Sainsbury's with a stand alone Lidl just 5 minutes' walk away. In Church Street, Leatherhead also offers a Library, Waitrose Local and a Theatre (also shows the latest films). Even closer to Emmeline Lodge is an M & S service station which offers essential every day items.

There is a bus stop just moments away from Emmeline Lodge and the main line railway station is also about 5 minutes' walk. Junction 9 of the M25 is north of Leatherhead and provides access to the national motorway network together with Gatwick and Heathrow International Airports.

Tenure	Leasehold
EPC	C
Council Tax Band	E
Lease	125 Years From 2016
Service Charge	£5,080.53 pa (£2,540.27 paid half yearly)
Ground Rent	£891.54 pa (reviewed 7 yearly utilising RPI formula

Approximate Gross Internal Area = 74.9 sq m / 806 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. (ID1148001)

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