

Asking Price £530,000 Leasehold

2 Bedroom, Apartment - Retirement

14, Colebrooke Lodge Prices Lane, Reigate, Surrey, RH2 8EE

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Colebrooke Lodge

Colebrooke Lodge is an exclusive development of 31 one and two bedroom retirement apartments located in Woodhatch, a suburb of Reigate.

Just a short walk from the development you will find a range of local shops including a bakery, butchers, pharmacy, Co-op, convenience store, hairdressers and a selection of eateries. There is also the Woodhatch Community Centre which is open Monday to Friday for food, classes and socialising.

The bus stop is outside the Lodge with routes to Redhill and Reigate towns. A five minute journey by car or bus is Earlswood Lakes where you can have a walk and cup of tea.

Reigate is a historic market town located in South East Surrey, nestled at the foot of the North Downs. The town retains a village feel and is home to a range of independent shops including antiques, crafts, clothing boutiques, furniture and gift ware.

Priory Park offers 200 acres of open space and woodland, a modern pavilion café and you can visit the magnificent Grade I listed Reigate Priory.

Transport facilities are excellent with direct trains running to London Victoria and London Bridge during peak times, and the South Coast is within easy reach by road or rail. Gatwick airport is also a short drive away.

The Lodge manager is on hand throughout the day to support the Owners and keep the development in perfect shape as well as arranging many regular events in the Owners' 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 the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

Colebrooke Lodge has been designed with safety and security at the forefront. This 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. A 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.

Colebrooke Lodge is managed by the award winning Churchill Estates and Management Services, working closely with Churchill Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Colebrooke 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

TWO BEDROOM FIRST FLOOR RETIREMENT APARTMENT WITH BALCONY & GARDEN VIEWS

Situated in a fantastic position within the development, this delightful two bedroom apartment enjoys a lovely balcony overlooking the beautifully maintained communal gardens. Offering spacious and well-appointed accommodation, the property is presented in good order throughout, creating a welcoming and comfortable home.

The Living Room offers ample space for living and dining room furniture. A French door opens to the owners private balcony with those lovely garden views and windows provide natural light.

The Kitchen offers a range of modern 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 fan over, a washer/dryer, fridge and frost-free freezer. A large window provides light and ventilation.

Bedroom One is a spacious double bedroom, benefiting from a large walk-in wardrobe that provides excellent storage. The en-suite shower room is well appointed and features a walk-in shower with handrail, WC, wash hand basin with vanity unit beneath, and a heated towel rail.

Bedroom Two is another good-sized double with a built-in mirrored wardrobe. This room could also be used as a separate Living Room, Study or Hobby Room.

The Bathroom offers a bathtub with overhead shower and a handrail, a WC, wash hand basin with vanity unit beneath and a heated towel rail.

Perfectly complimenting this wonderful apartment is a useful storage cupboard located in the hallway.

This apartment simply must be viewed!





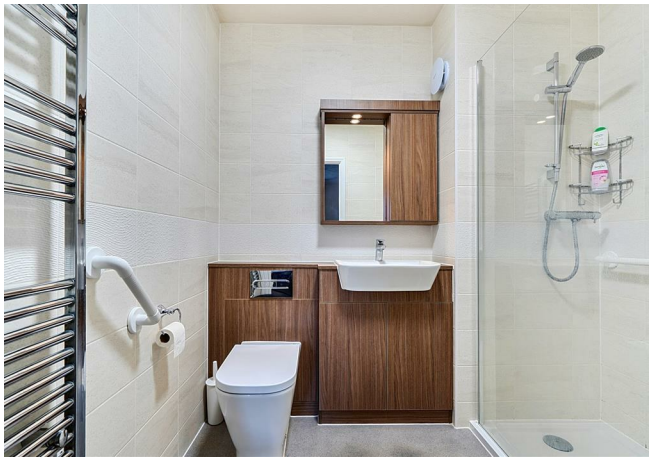


Features

- Two bedroom, two bathroom first floor apartment with balcony
- Fully fitted kitchen with integrated appliances
- Owners' lounge & kitchen with regular social events
- Lift to all floors
- Owners' private car park
- Great location close to the town centre & excellent transport links
- Landscaped gardens and borders for use by residents
- Lodge manager available 5 days a week
- 24 hours 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







Key Information

Service Charge (Year ending 30th November 2027): £5,959.78 per annum.

Ground Rent: £625 per annum. To reviewed in December 2030

Council Tax Band E

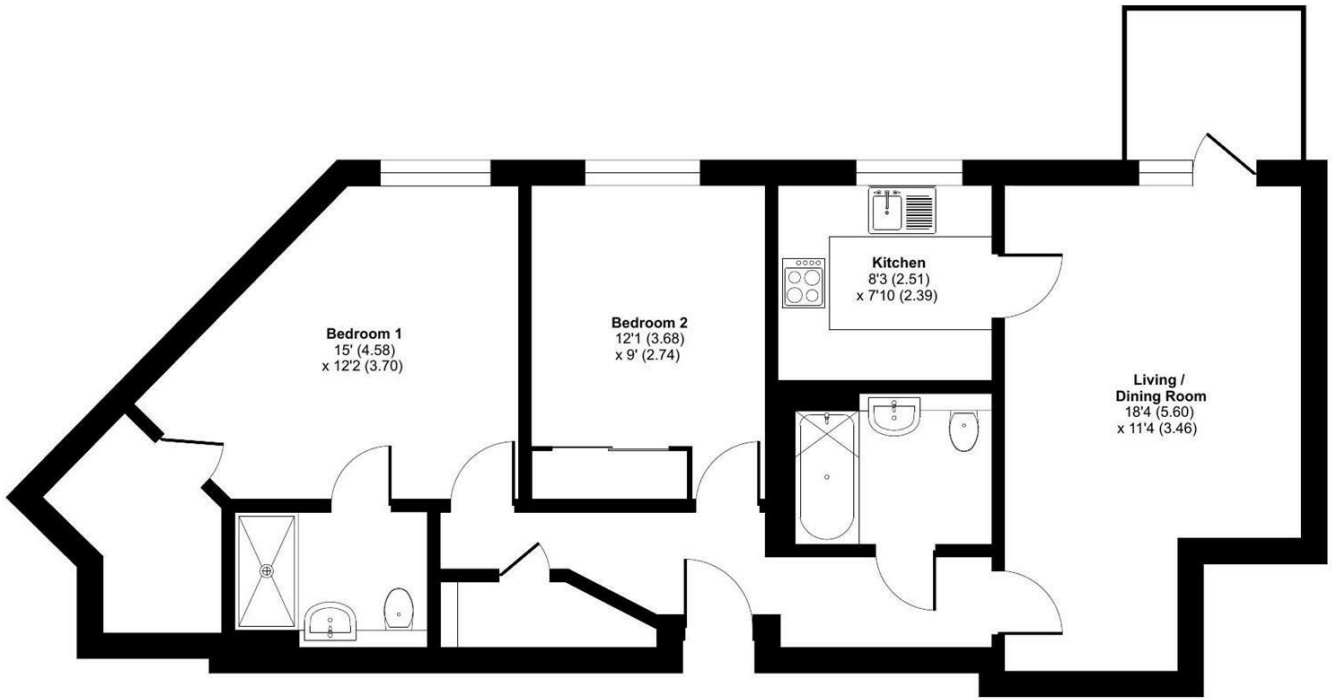
999 year lease commencing 2020

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

Service charges include Careline system, buildings insurance, water and sewerage rates, Ground Source heating, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager.

EPC Rating: B

Approximate Area = 757 sq ft / 70.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Churchill Sales & Lettings Limited. REF: 1541307

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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