

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

Price Guide £310,000









- 1ST FLOOR 2 DOUBLE BEDROOM APARTMENT
- LIFT ACCESS CLOSE TO FLAT DOOR
- ON SITE DAY TIME MANAGER
- HEATING & WATER - PART OF SERVICE CHARGE
- LIVING ROOM WITH JUILETTE BALCONY
- FOR THE ACTIVELY RETIRED - OVER 60'S
- COMMUNAL PARKING & GARDENS
- LOCATED AT THE REAR OF THE DEVELOPMENT
- KITCHEN WITH INTERGRATED APPLIANCES
- NO ONWARD CHAIN

Description

This desirable first floor two-bedroom apartment is situated within this sought after development which provides luxurious and 'peace of mind' accommodation to the over 60's. The development benefits from an daytime on-site manager, lift, communal residents lounge with kitchen, guest suite, gardens, communal parking and easy access to the town including M & S convenience store.

The private front door is located nearby to the lift and from the spacious entrance hall doors lead into the living room which has a Juliette door overlooking the communal rear gardens, a large built in store cupboard and access to the modern well fitted kitchen. The kitchen features integrated appliances such as an electric hob, oven and dishwasher.

Both double bedrooms also overlook the rear gardens - both served by a shower room (could be altered for a bath) with basin and w.c. There is a also a separate cloakroom - ideal for guests.

Residents can enjoy the use of the communal grounds which includes a seating area with landscaped gardens.

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.

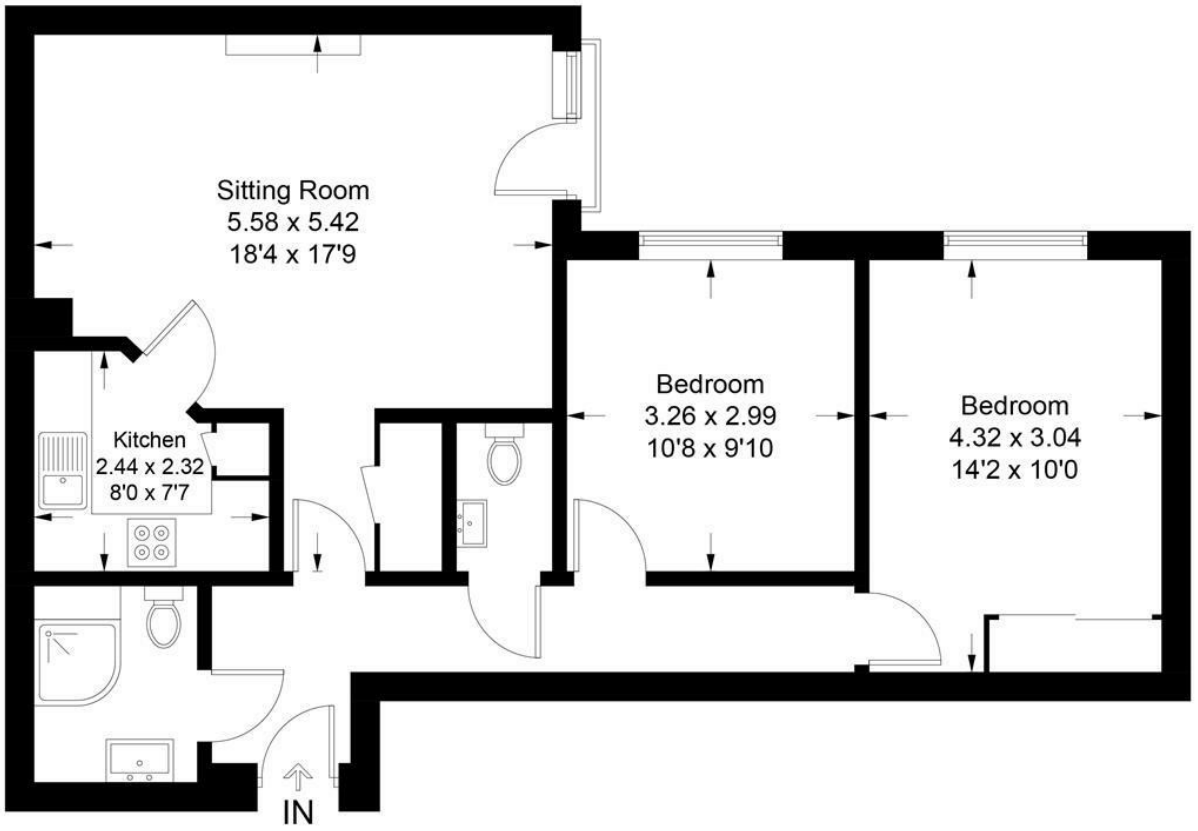
Tenure	Leasehold
EPC	C
Council Tax Band	D
Lease	125 years from 1st June 2016
Service Charge	For £5080.53 p.a. Paid in two installments June and Dec.
Ground Rent	£891.54 p.a. (reviewed 7 yearly utilising RPI formula)







Approximate Gross Internal Area = 66.9 sq m / 720 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. (ID1227736)

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