

patrick gardner
RESIDENTIAL

Flat 6 Emmeline Lodge, 27 Kingston Avenue, Leatherhead, KT22 7FU

Price Guide £155,000









- GROUND FLOOR WITH WEST FACING PATIO
- HEATING INCL IN SERVICE CHARGE
- FULLY TILED SHOWER ROOM
- LARGE STORAGE CUPBOARD
- COMMUNAL RESIDENTS PARKING
- RETIREMENT SCHEME - OVER 60'S
- FULLY FITTED KITCHEN WITH WINDOW
- DOUBLE BEDROOM - FITTED WARDROBES
- COMMUNAL LOUNGE + VISITORS SUITE
- WEEKDAYS ON-SITE MANAGER

Description

A well presented one bedroom GROUND FLOOR apartment for the actively retired over 60's with access to its own private patio whilst also being just a short walk along the corridor to the Residents' Lounge. Set within a gated community, the grounds are beautifully landscaped and maintained with lit paths and communal parking.

Internally there is a spacious hall with a large walk-in storage cupboard, a bright sitting/dining room with access to a private patio, a luxury fitted kitchen with integrated appliances and it's own window, again overlooking the gardens. The master bedroom has a fitted wardrobe with an adjoining shower room.

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.

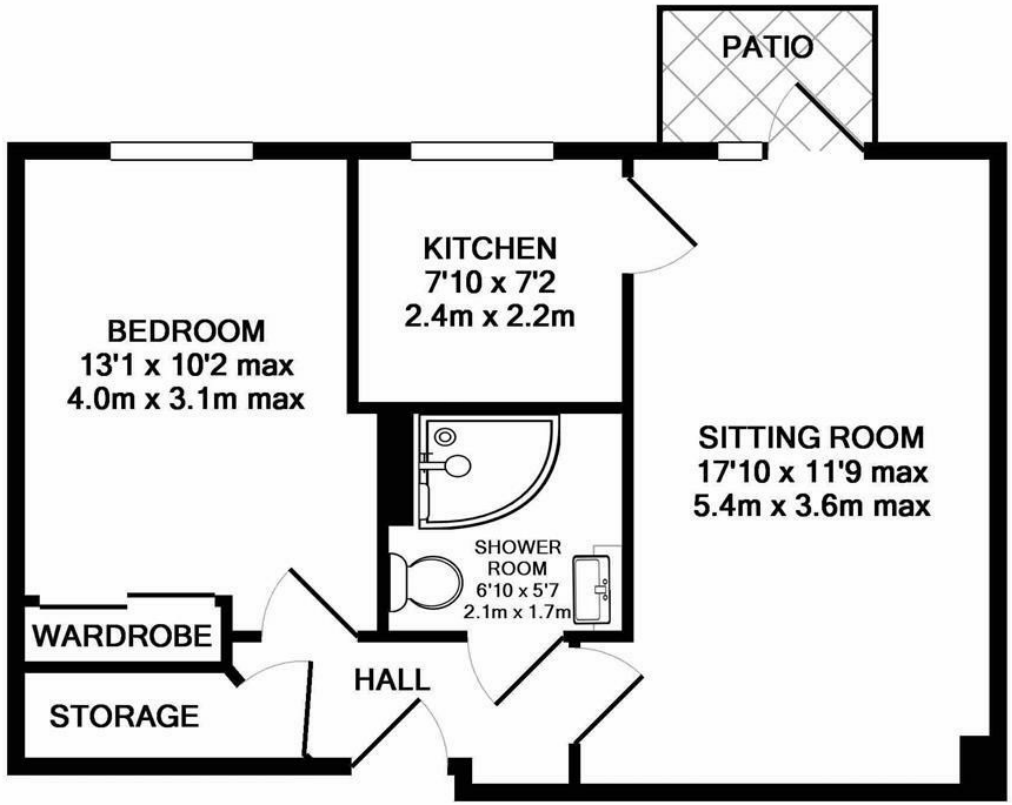
There is a bus stop just moments away from Emmeline Lodge and the main line railway station is also about 5 minutes' walk. Junction 9 of the M25 is north of Leatherhead and provides access to the national motorway network together with Gatwick and Heathrow International Airports.

Tenure	Leasehold
EPC	C
Council Tax Band	D
Lease	125 years from 01.06.16
Service Charge	£3,381.78 pa (£1,690.89 per 6 months)
Ground Rent	£820.22 p.a. (reviewed every 7 yrs with RPI formula)









TOTAL APPROX. FLOOR AREA 472 SQ.FT. (43.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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