


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

Price Guide £245,000









- GROUND FLOOR APARTMENT (OVER 60's)
- SITTING/DINING ROOM
- SHOWER ROOM
- 115 UNEXPIRED LEASE
- EXCELLENT RESIDENTS FACILITIES
- DOUBLE BEDROOM
- KITCHEN WITH INTEGRATED APPLIANCES
- SOUTH WEST FACING PATIO
- SHORT WALK TO TOWN & STATION
- NO CHAIN

## Description

A beautifully appointed one bedroom GROUND FLOOR apartment for the actively retired over 60's with access to a patio whilst set within a modern gated development, the grounds are beautifully landscaped and maintained with lit paths and residents parking.

Internally there is a spacious hall with a large walk-in storage cupboard, a bright sitting/dining room with access to a South West facing 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.

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.

The area generally abounds in a wealth of glorious open unspoilt Green Belt countryside much of which is National Trust owned. Bocketts Farm, Denbies Wine Estate and Polesden Lacey provide for great outdoor entertainment.

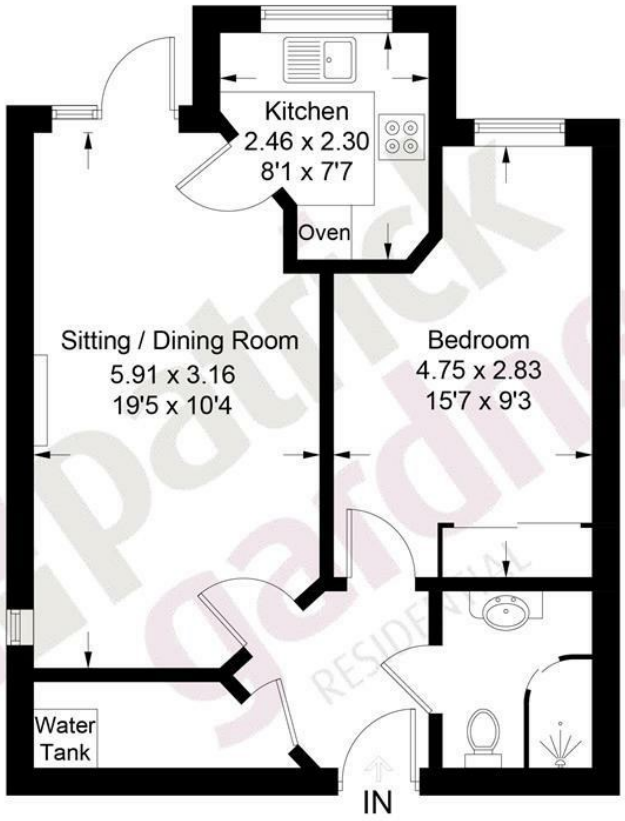
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|---|---|
| Tenure | Leasehold |
| EPC | C |
| Council Tax Band | D |
| Lease | 125 years from 1st January 2016 |
| Service Charge | £3,381.78 pa |
| Ground Rent | £820.22 pa (reviewed every 7 yrs with RPI formula) |







Approximate Gross Internal Area = 45.6 sq m / 491 sq ft




**Ground 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. (ID1333754)

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