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£450,000 Leasehold

2 Bedroom, Apartment - Retirement

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

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**Churchill**  
Sales & Lettings  
Retirement Property Specialists

# Emmeline Lodge

Emmeline Lodge consists of 39 one and two bedroom apartments set in the historic market town of Leatherhead, surrounded by striking countryside and the gateway to the beautiful Surrey Hills. Shopping in Leatherhead is diverse and there is something for everyone, from a mix of retailers large and small. The Swan Shopping Centre is home to a modern supermarket alongside other familiar High Street names.

There are bus stops right outside the Lodge which go to Guildford and Kingston.

Transport facilities in Leatherhead are excellent with Leatherhead Railway Station offering service to London Waterloo, London Victoria, Epsom, Sutton and Wimbledon and south to Dorking, Horsham and Guildford.

Emmeline Lodge's manager is on hand throughout the day to support the residents and keep the development in perfect shape. They arrange 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 of the Guest Suites at all Churchill Retirement Living developments across the country. Prices are available from the Lodge Manager.

Emmeline Lodge has been designed with safety and security at the forefront. The 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. 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.

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

Emmeline Lodge requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55.



# Property Overview

Churchill Sales & Lettings are delighted to be marketing this stunning two bedroom first floor apartment with Juliet Balcony and En-Suite to Bedroom One. The property is conveniently located for the lift and presented in fantastic order.

The Lounge offers ample space for living and dining room furniture and has a feature electric fireplace with attractive surround. A door opens onto the Juliet Balcony.

The Kitchen is accessed via the Lounge and offers a range of 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 hood over, a fridge, a frost-free freezer and washer/dryer. A window allows for light and ventilation.

Bedroom One is a generous double room with a useful built in mirrored wardrobe and plenty of space for additional bedroom furniture if required.

The En-Suite Shower Room offers a large shower cubicle with handrail, heated towel rail, a WC and wash hand basin with vanity unit beneath.

Bedroom Two is another good size room which could also be used as a separate Dining Room, Study or Hobby Room.

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

Perfectly complementing this wonderful apartment are two useful storage cupboards located in the hallway.



# Features

- Two bedroom, two bathroom retirement apartment
- En-Suite shower to Bedroom One
- Juliet Balcony and good decorative order
- No forward chain
- Fully fitted kitchen with integrated appliances
- Super-efficient Air Source Heating
- Lodge manager available 5 days a week
- 24 Hour Careline system for safety and security
- Owners private car park and gated entrance
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Retirement Living developments across the country



# Key Information

Service Charge (Year Ending 31st May 2024):  
£5,994.60 per annum.

Approximate Area = 811 sq ft / 75.3 sq m  
For identification only - Not to scale

Ground rent £891.53 per annum. To be reviewed in  
June 2030.

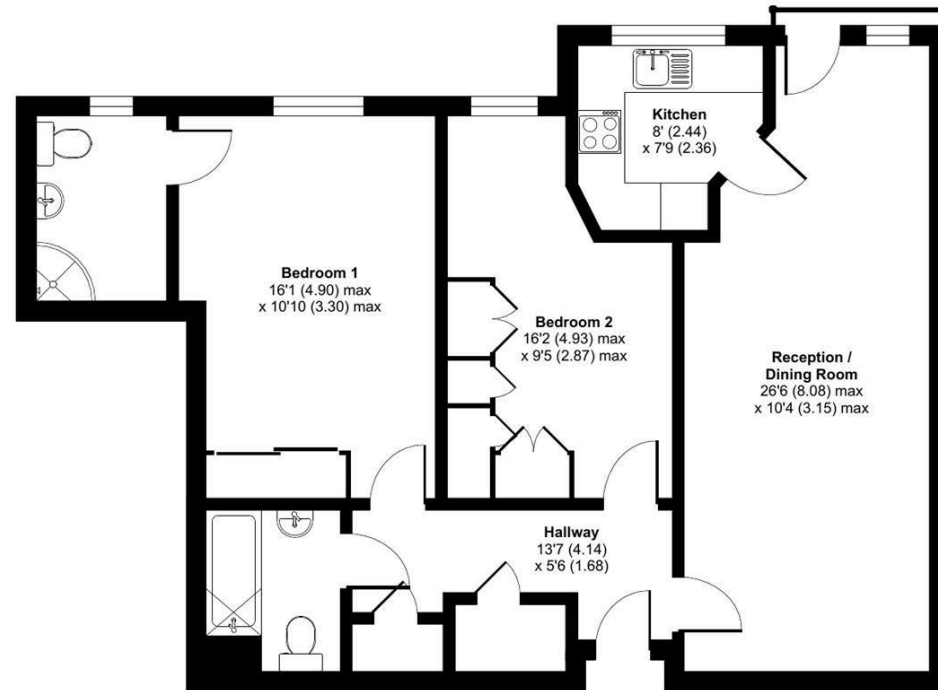
Council Tax: Band E

125 year Lease commencing 2016

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, air source  
heating for the apartment, communal cleaning,  
utilities and maintenance, garden maintenance, lift  
maintenance & Lodge Manager.

A 1% contribution of the final selling price to the  
contingency fund is payable by the Seller upon  
completion of the sale of the property.



EPC Rating: B



Floor plan produced in accordance with RICS Property Measurement Standards incorporating  
International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.  
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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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