



Asking Price £399,950 Leasehold

2 Bedroom, Apartment - Retirement

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

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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 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 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.



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Property Overview

****TWO BEDROOM FIRST FLOOR RETIREMENT APARTMENT WITH JULIET BALCONY****

Welcome to Emmeline Lodge! Churchill Sales & Lettings are delighted to be marketing this lovely two bedroom first floor apartment. The property is conveniently located near the lift and stairs providing easy access.

The Living Room offers a feature electric fireplace with attractive surround. There is ample space for living and dining room furniture. A french door opens to a Juliet balcony with views of the communal gardens.

The Kitchen is accessed via the Living Room and 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 hood over, washer/dryer, fridge and frost-free freezer.

Bedroom One is a good-sized double room with a built-in mirrored wardrobe. There is plenty of space for additional bedroom furniture if required and a large window keeps this lovely bedroom bright and light.

Bedroom Two is another good-sized double room that could also be used as a separate dining room, study or hobby room.

The Shower Room offers a curved shower cubicle with handrail, heated towel rail, WC and wash basin with vanity unit beneath.

A separate WC is located off the Hallway offering a WC, heated towel rail and wash hand basin.

Perfectly complementing this wonderful apartment is a useful storage cupboard located in the hallway as well as an additional one in the Living Room.

Call us today to book your viewing at Emmeline Lodge!



Features

- Two bedroom first floor apartment with Juliet Balcony
- Fully fitted kitchen with integrated appliances
- Super-efficient Air Source Heating
- Lodge manager available 5 days a week
- Owners lounge & Kitchen with regular social events
- 24 Hour Careline system for safety and security
- Owners private car park and gated entrance
- Great location close to the town centre & excellent transport links
- 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 Living developments across the country



Key Information

Service Charge (Year Ending 31st May 2025): £4,830.68 per annum.

Ground rent £891.54 per annum. To be reviewed in June 2030

Council Tax: Band D

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.

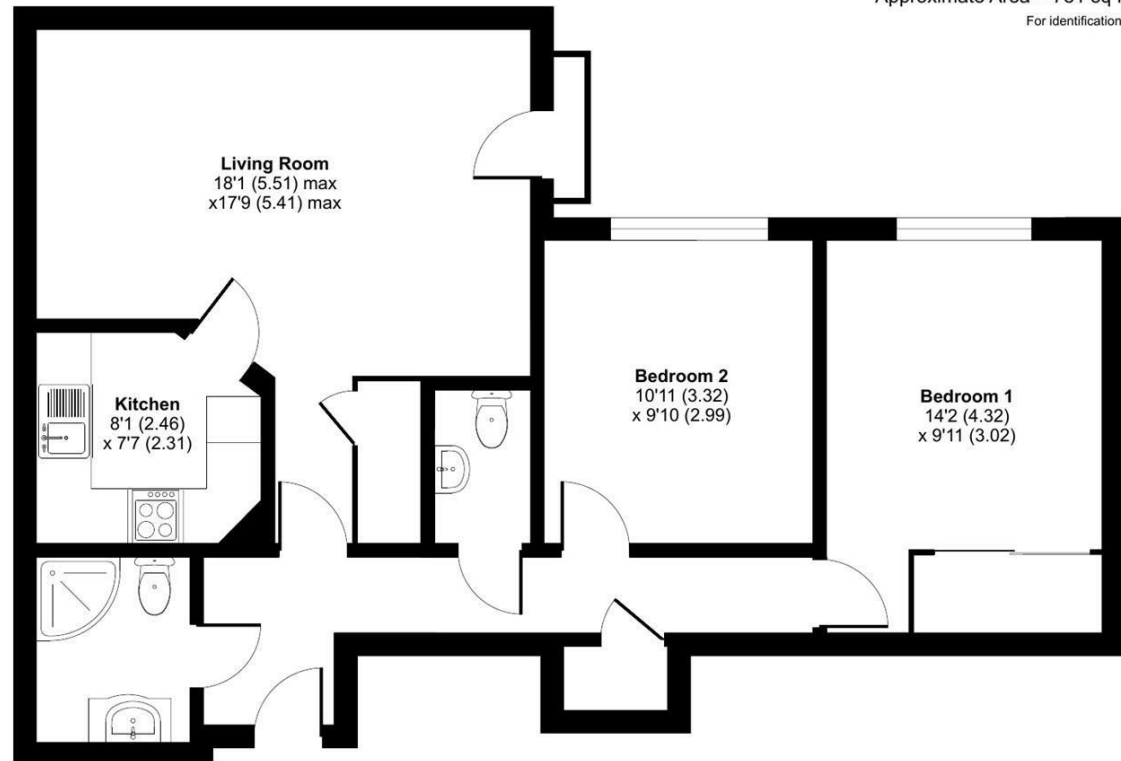
Service charges include: Careline system, buildings insurance, water and sewerage rates, air source heating for the apartment, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance & Lodge Manager.

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 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Churchill Sales & Lettings Limited. REF: 1276932

Approximate Area = 781 sq ft / 72.5 sq m
For identification only - Not to scale



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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