



COLEBROOKE

Welcome
Centre

Churchill
Retirement Living
Welcome to
Colebrooke Lodge
01737 889705

FOR SALE



28 COLEBROOK LODGE PRICES LANE, REIGATE, SURREY, RH2 8EE

**£573,950
LEASEHOLD**

HOME EXCHANGE OR TAILOR MADE MOVING PACKAGES AVAILABLE

Colebrooke Lodge is a new development of 31 one and two bedroom retirement apartments. Well-located within easy access of many shops and amenities.

Standard Features:

All apartments are self-contained with their own front door, but with a communal Owners' Lounge where you can meet up with like-minded neighbours or join in with one of the regular social events.

All apartments are fitted with a 24-hour call centre support system, video door entry system and an intruder alarm as standard providing you and your family with peace of mind. A Lodge Manager is responsible for the effective and smooth running of the development.

Each development has a free car park and beautifully landscaped gardens which are maintained on your behalf.

Kitchens are tiled with colour-coordinated worktops and come fully fitted with a waist-height oven, hob and upright fridge/freezer as standard. Shower rooms feature low-level shower trays and easy turn taps. Two bedroom apartments feature a separate WC or an en-suite.

Service Charges - We understand that the ongoing cost of running your new apartment is an important factor to consider when deciding to purchase a Churchill apartment, here's some key Service Charge benefits:

- Downsizing from a 3 bed house to a 2 bed apartment could save on average over £2,300* per year, a potential saving of around 15% on bills, renewable technologies to supply hot water and heating to reduce electricity bills, we also insulate our developments to a very high standard, the need to turn the heating on is kept to a minimum, owners are consulted annually, we always aim to keep the cost as low as possible.

Tailor made moving packages* available worth thousands which could include contribution towards:

* estate agents fees * stamp duty * legal fees * downsizing service * service charge

*These fantastic offers are available for a limited time only when you complete on or before Friday 15th March T&Cs apply

- TAILOR MADE MOVING PACKAGES AVAILABLE
- LOW MAINTENANCE LIFESTYLE
- LANDSCAPED COMMUNAL GARDENS
- GUEST SUITE FOR FRIENDS AND FAMILY
- DEDICATED CHURCHILL SALES & LETTINGS TEAM FOR RE-SALE SUPPORT
- FRIENDLY LODGE MANAGER ON HAND
- SOCIAL EVENTS SCHEDULE
- ENERGY EFFICIENT APPLIANCES
- ASK ABOUT HOME EXCHANGE
- APARTMENTS CAN BE RETAINED FOR LONGER TERM RENTALS – AGE DEPENDENT





ROOM DIMENSIONS:

FRONT DOOR

ENTRANCE HALL

LARGE STORE CUPBOARD

LIVING ROOM

21'9 x 11'2 (6.63m x 3.40m)

KITCHEN

8'11 x 7'8 (2.72m x 2.34m)

BEDROOM ONE

22'7 x 9'6 (6.88m x 2.90m)

ENSUITE SHOWER ROOM

WALK IN WARDROBE

6'9 x 5'7 (2.06m x 1.70m)

BEDROOM TWO

16'2 x 9'7 (4.93m x 2.92m)

SHOWER ROOM

7'6 x 6'3 (2.29m x 1.91m)

ELECTRIC HEATING

DOUBLE GLAZED WINDOWS

COMMUNAL GARDENS

COMMUNAL PARKING

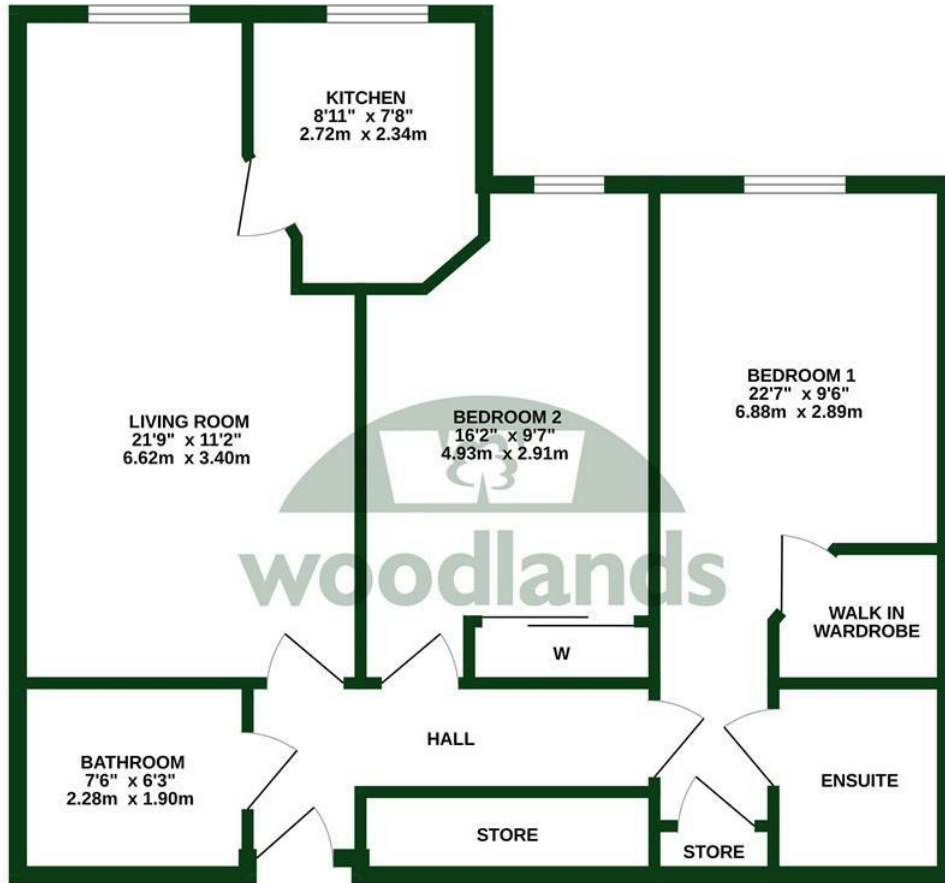
LEASE: 999 YEARS FROM DECEMBER 2020

GROUND RENT: £625 PER ANNUM

SERVICE CHARGE: £5,466.87 PER ANNUM



FIRST FLOOR
758 sq.ft. (70.4 sq.m.) approx.



TOTAL FLOOR AREA: 758 sq.ft. (70.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

To view this property please call 01737 771777

www.woodlands-estates.co.uk

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