



COLEBROOKE LODGE

Welcome
Centre



19 COLEBROOKE LODGE PRICES LANE, REIGATE, SURREY, RH2 8EE

**£399,950
LEASEHOLD**

HOME EXCHANGE OR TAILOR MADE MOVING PACKAGES AVAILABLE

*** STAMP DUTY - PAID BY CHURCHILL ***

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.

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|---|----------------------------------|
| ■ TAILOR MADE MOVING PACKAGES AVAILABLE | ■ FRIENDLY LODGE MANAGER ON HAND |
| ■ LOW MAINTENANCE LIFESTYLE | ■ SOCIAL EVENTS SCHEDULE |
| ■ LANDSCAPED COMMUNAL GARDENS | ■ ENERGY EFFICIENT APPLIANCES |
| ■ GUEST SUITE FOR FRIENDS AND FAMILY | ■ ASK ABOUT HOME EXCHANGE |
| ■ DEDICATED CHURCHILL SALES & LETTINGS TEAM FOR RE-SALE SUPPORT | ■ STAMP DUTY PAID BY CHURCHILL |





ROOM DIMENSIONS:

FRONT DOOR

ENTRANCE HALL

LIVING ROOM

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

KITCHEN

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

DOUBLE BEDROOM

16'7 x 9'8 (5.05m x 2.95m)

SHOWER ROOM

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

ELECTRIC HEATING

DOUBLE GLAZED WINDOWS

COMMUNAL GARDENS

COMMUNAL PARKING

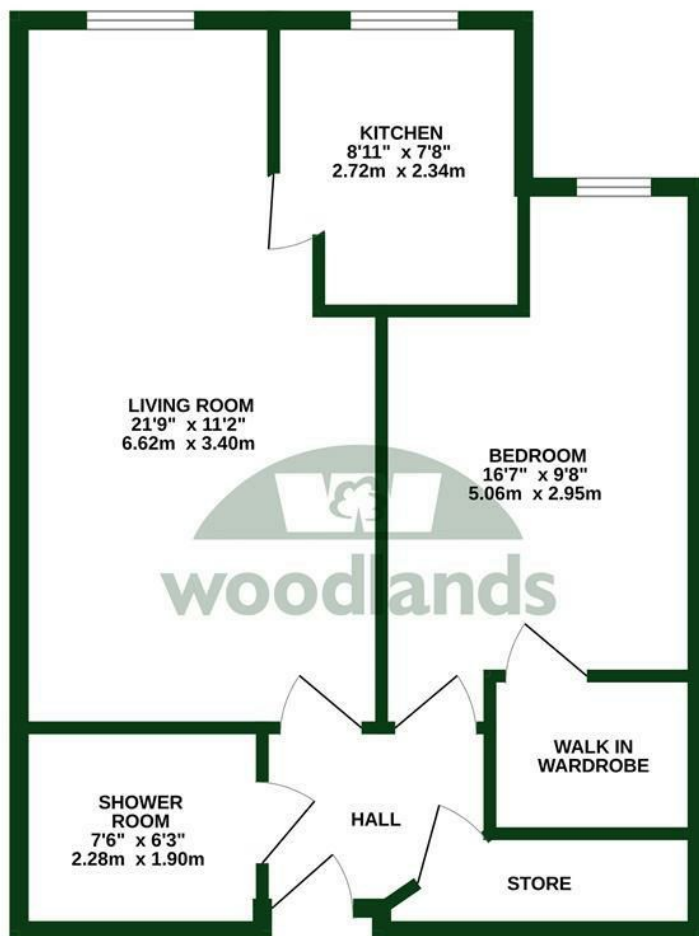
LEASE: 999 YEARS FROM DECEMBER 2020

GROUND RENT: £575 PER ANNUM

SERVICE CHARGE: £3,635.60 PER ANNUM



SECOND FLOOR
552 sq.ft. (51.3 sq.m.) approx.



TOTAL FLOOR AREA : 552 sq.ft. (51.3 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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