

RICE+ROMAN



Emmeline Lodge, Leatherhead

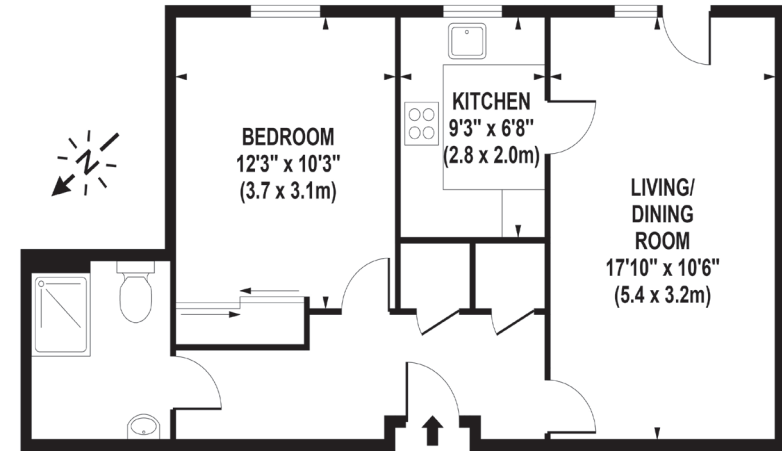
KT22 8SY





## Living Area

Emmeline Lodge,, Kingston Avenue , Leatherhead, Surrey



FIRST FLOOR

**APPROX. GROSS INTERNAL FLOOR AREA 543 SQ FT / 50 SQ M**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser / tenant. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given

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- Exclusively For Those Aged 55+
- Double Bedroom With Fitted Wardrobes
- First Floor Apartment
- Views Over Communal Gardens
- Modern Shower Room
- On-Site Management

**Price:** £280,000  
**Service Charge:** £2,623 PA  
**Ground Rent:** £575 PA  
**Other Charges:** N/A  
**Lease Length:** 118 years left  
**Tenure:** Leasehold

**EPC Rating:** B

For more information  
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