17 Emmeline Lodge Kingston Avenue, Leatherhead, Surrey, KT22 7FU

Price Guide £299,950

- SUPERB TWO BEDROOM APARTMENT
- GUEST SUITE AVAILABLE
- SHOWER ROOM + SEPARATE WC
- RESIDENTS LOUNGE & TERRACE
- LODGE MANAGER + 24 HOUR 'CARELINE'
- LIVING/DINING ROOM
- TWO DOUBLE BEDROOMS
- BUGGY PARKING
- GATED CAR PARKING
- SHORT WALK TO TOWN CENTRE

Description

The Property is a light, spacious (742 sq.ft) and modern, two bedroom, first floor apartment situated in a gated retirement development set in beautifully landscaped grounds with lit paths, well maintained gardens and parking.

A spacious hall with coat hanging space and airing cupboard leads through to 23' x 11' lounge/diner with return door to a fitted kitchen with integrated appliances and views over the front gardens. The master bedroom has fitted wardrobes and both bedrooms share a modern fully tiled shower room and further guest cloakroom.

Emmeline Lodge offers the over 55's independent living within a secure environment. The gated development is enhanced by a superb residents lounge & terrace, a lodge manager and/or a member of the Careline team 24 hours a day, 365 days a year. The service charge includes the cost of the lodge manager as well as repairs and maintenance including the garden and the cost of heating, lighting and cleaning of the communal areas as well as buildings insurance.

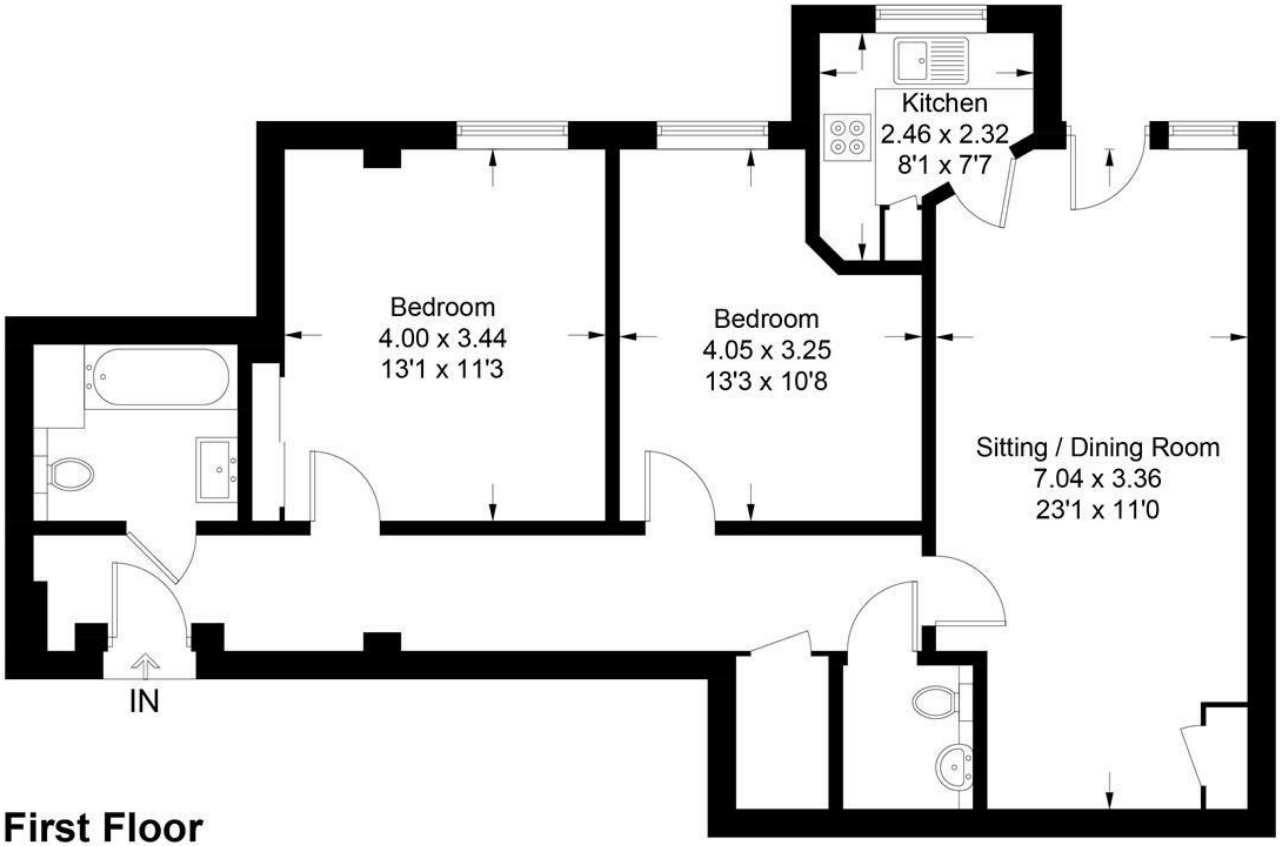
Situation

Emmeline Lodge is located just a short walk to Leatherhead town centre which has a part covered shopping centre with key retail outlets including Boots and a Sainsbury's with a stand alone Lidl just 5 minutes' walk away and a Waitrose Local. Leatherhead also offers a Library and a Theatre (which shows the latest films). Even closer to Emmeline Lodge is an M & S simply food outlet which offers essential every day items.

There is a bus stop immediately in front of Emmeline Lodge and the main line railway station is also about 5 minutes' walk. Junction 9 of the M25 is less than 5 minutes drive from Emmeline Lodge.

Tenure	Leasehold
EPC	C
Council Tax Band	E
Lease	125 years from 1st June 2016
Service Charge	£5080.53 Paid in two installments June and Dec
Ground Rent	£891.54 (01/06/26 - 31/05/27)

Approximate Gross Internal Area = 76.8 sq m / 827 sq ft



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1195755)

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