



3 Emmeline Lodge, 27 Kingston Avenue, Leatherhead, KT22 7FU

Price Guide £299,950



- SUPERB TWO BEDROOM APARTMENT
- LIVING/DINING ROOM
- BATHROOM & SEPARATE WC
- RESIDENTS LOUNGE & TERRACE
- LODGE MANAGER + 24 HOUR 'CARELINE'
- GROUND FLOOR
- PRIVATE ACCESS TO COMMUNAL GARDEN
- BUGGY PARKING
- GUEST SUITE AVAILABLE
- HEATING INCLUDED IN SERVICE CHARGE

## Description

The Property is a light, spacious (757 sq.ft) and modern, two bedroom, ground floor apartment situated in a gated retirement development set in beautifully landscaped grounds with lit paths, well maintained gardens and parking.

An inviting entrance hall with coat hanging space and bathroom off leads through to a 17'9 x 13' lounge/diner with a door out to the communal garden. There is also a modern fitted kitchen with integrated appliances, including an oven, electric hob, fridge and separate freezer. The main bedroom has fitted wardrobes and both bedrooms share a modern, tiled bathroom and further guest cloakroom. Each bedroom also has a view of the communal garden.

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 electric heating is included in the service charge. The service charge also 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

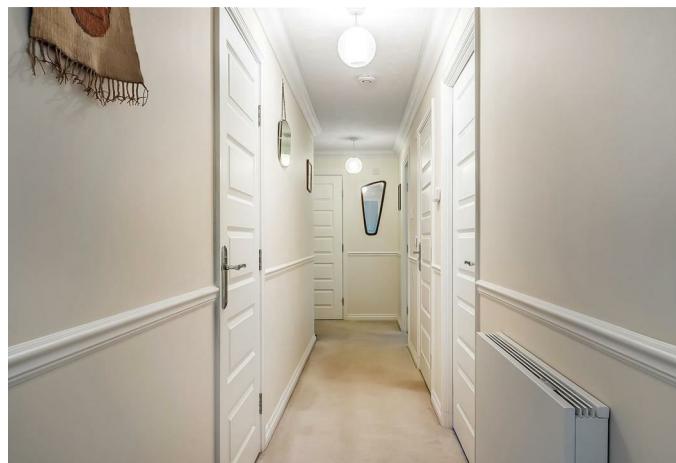
125 years from 1st June 2016

### Service Charge

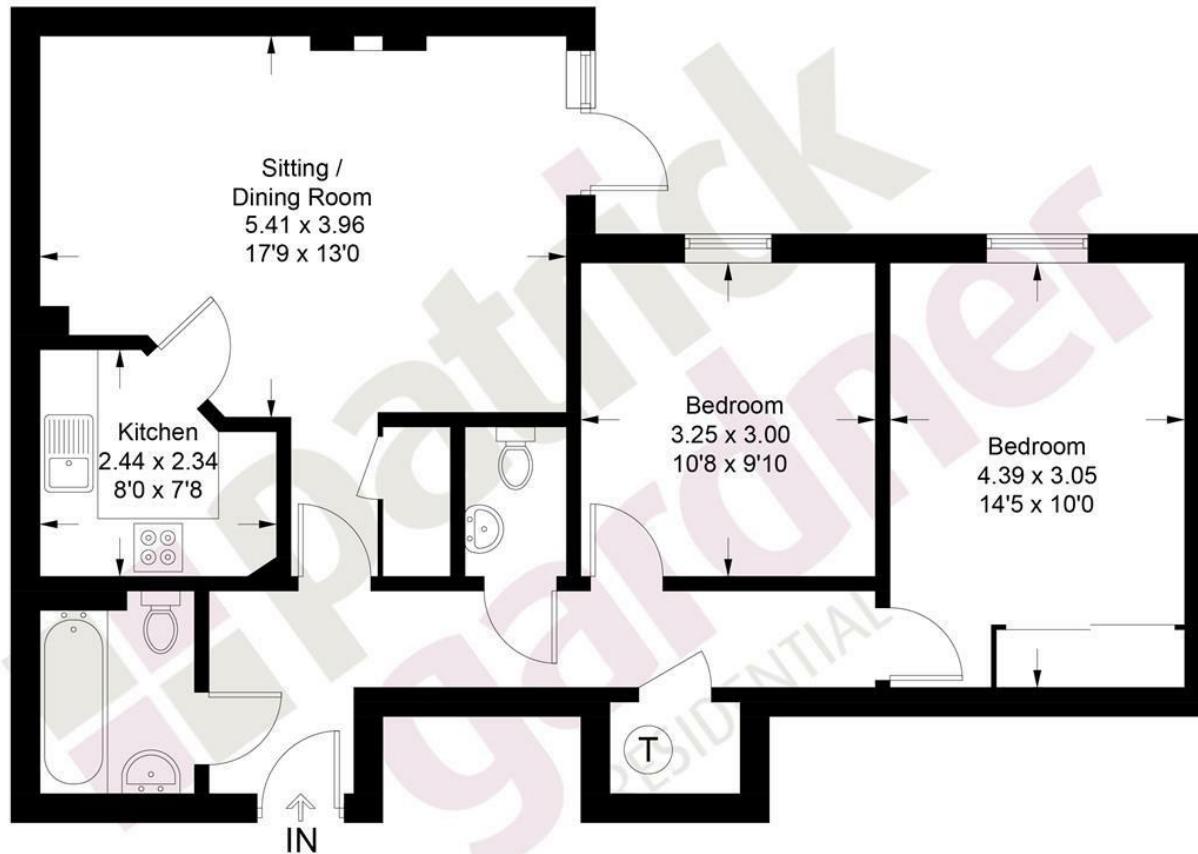
£4,772.40 (includes electric heating)

### Ground Rent

£891



Approximate Gross Internal Area = 70.3 sq m / 757 sq ft



## Ground 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. (ID1259359)

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1-3 Church Street, Leatherhead, Surrey, KT22 8DN  
Tel: 01372 360078 Email: [leatherhead@patrickgardner.com](mailto:leatherhead@patrickgardner.com)  
[www.patrickgardner.com](http://www.patrickgardner.com)

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