

patrick gardner
RESIDENTIAL

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

Price Guide £210,000









- SECOND FLOOR APARTMENT
- LIVING ROOM WITH JULIETTE BALCONY
- EXCELLENT COMMUNAL FACILITIES
- RESIDENTS PARKING
- CLOSE TO MAINLINE STATION
- ENTRANCE HALL WITH GOOD STORAGE
- KITCHEN WITH WINDOW
- DAYTIME MANAGER
- LIFT ACCESS
- CLOSE TO SHOPS

Description

A beautifully presented one bedroom second floor apartment situated in a gated retirement development within beautifully landscaped grounds with lit paths, well maintained gardens and communal parking.

Internally there is a spacious hall with two storage cupboards, a bright sitting/dining room with Juliette balcony with an attractive view and a luxury fitted kitchen with integrated appliances. The master bedroom has a fitted wardrobe and is serviced by a separate family shower room.

Retirement Living:
Emmeline Lodge offers the over 60's independent living within a secure environment. The gated development includes a superb residents lounge with coffee bar, a lodge manager's reception/office, access to a member of the Careline team 24/7, 365 days a year.

The service charge includes the cost of a lodge manager, the Careline system, buildings insurance, water and sewerage rates, cleaning/repairs to communal areas and maintenance of the grounds and within the flat itself heating costs. Externally are beautifully maintained gardens, residents terrace, covered buggy charge area and communal parking. For visiting overnight guests, for a small charge, the Visitors Suite can be booked for overnight stays. Churchill Residents can also use visitor suites at other Churchill developments within the UK.

Situation

Emmeline Lodge is located just a short walk to the town centre which has a part covered shopping centre which includes a Boots and a Sainsbury's with a stand alone Lidl just 5 minutes' walk away. In Church Street, Leatherhead also offers a Library, Waitrose Local and a Theatre (also shows the latest films). Even closer to Emmeline Lodge is an M & S service station which offers essential every day items.

There is a bus stop just moments away from Emmeline Lodge and the main line railway station is also about 5 minutes' walk. Junction 9 of the M25 is north of Leatherhead and provides access to the national motorway network together with Gatwick and Heathrow International Airports.

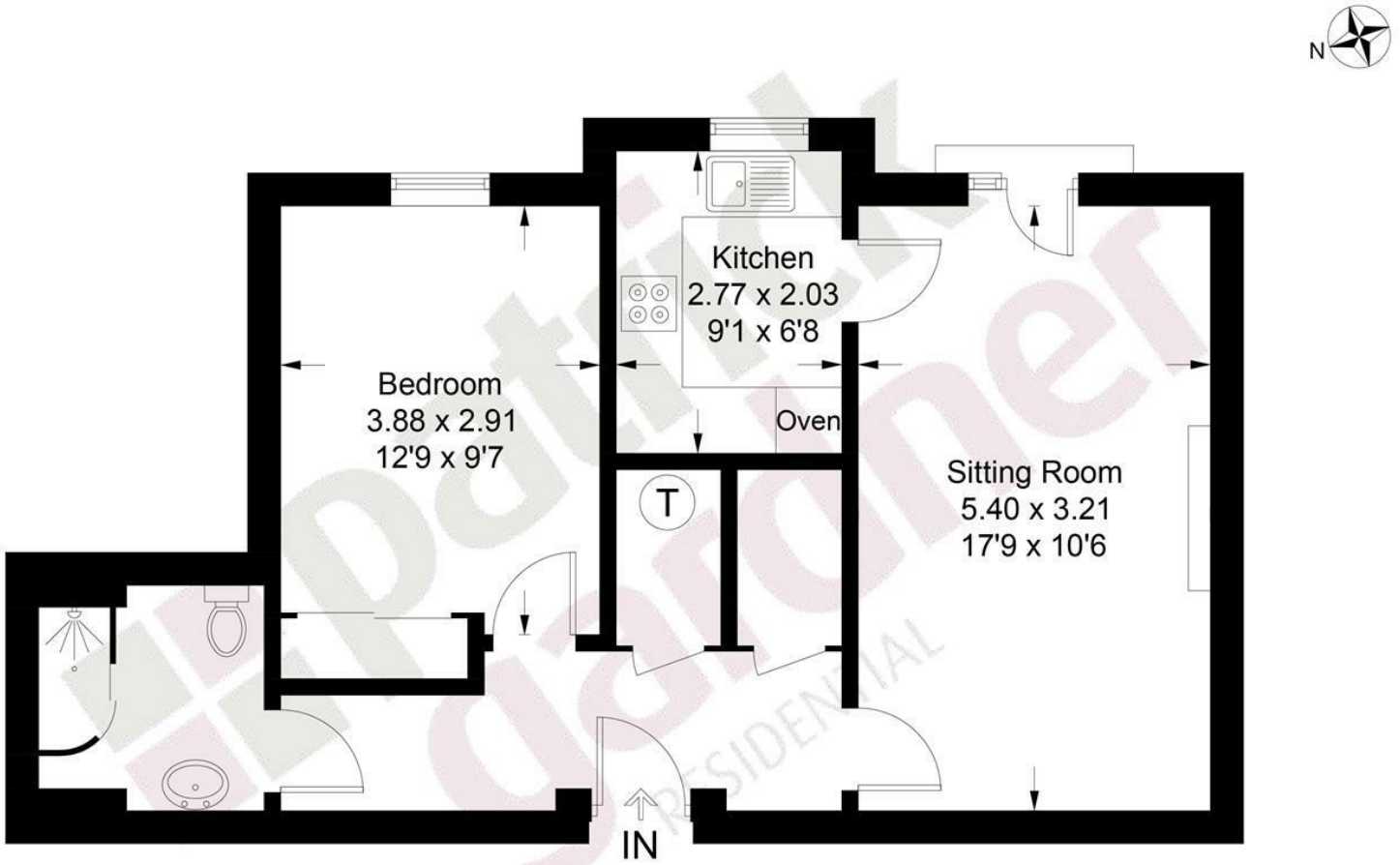
Tenure	Leasehold
EPC	C
Council Tax Band	D
Lease	125 years from 01/06/2030 (115 years remaining)
Service Charge	£3,219.45
Ground Rent	£820.22 (reviewed every 7 years utilising RPI)







Approximate Gross Internal Area = 52.0 sq m / 560 sq ft



Second 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. (ID1340485)

www.bagshawandhardy.com © 2026

1-3 Church Street, Leatherhead, Surrey, KT22 8DN
Tel: 01372 360078 **Email:** leatherhead@patrickgardner.com
www.patrickgardner.com

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.