



8 Emmeline Lodge, 27 Kingston Avenue, Leatherhead, Surrey, KT22
7FU

Price Guide £190,000



- GROUND FLOOR 2 BEDROOM APARTMENT
- DESIGNED FOR THE ACTIVELY RETIRED
- SHORT WALK TO M&S SIMPLY FOOD
- DIRECT ACCESS TO OUTSIDE GARDENS
- ENTRANCE HALL & GUEST CLOAKROOM
- LARGE LIVING ROOM
- KITCHEN WITH WINDOW
- 2 DOUBLE BEDROOMS & SHOWER ROOM
- COMMUNAL RESIDENTS LOUNGE
- COMMUNAL GARDENS & PARKING

Description

This spacious (744 sq.ft.) 2 DOUBLE BEDROOM ground floor apartment forms part of this well designed development created for the actively retired over 60's.

Offered with NO ONWARD CHAIN, its features include a spacious entrance hall with 2 fitted cupboards, a guest cloakroom, a 22'11 in length living room with door onto the communal gardens, modern kitchen with integrated appliances and window providing for natural light. A good sized shower room (shower in place of bath) serves the 2 bedrooms (one of which is currently set up as a dining room).

Amenities include a communal residents' lounge with kitchenette where activities are held, a weekday on-site manager, communal parking and lovely communal gardens. There is also a guest suite available for a small nightly charge.

N.B.1. Churchill property owners are entitled to book other guest suites in other Churchill developments throughout the country.

N.B.2 The freeholders have advised that they will no longer charge an exit fee on a sale of a property.

Situation

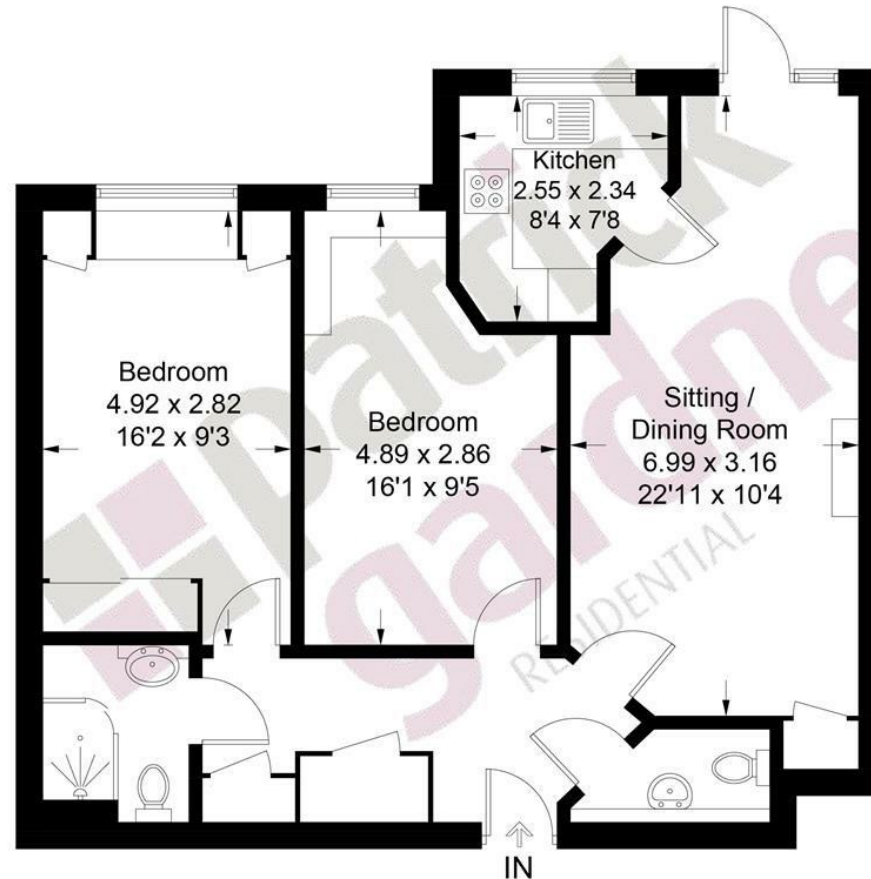
Emmeline Lodge is located just a short walk to the town centre which has a part covered shopping centre which includes a Boots and a Sainsbury's with a stand alone Lidl just 5 minutes' walk away. In Church Street, Leatherhead also offers a Library, Waitrose Local and a Theatre (also shows the latest 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	E
Lease	125 years from 1st June 2016
Service Charge	£4,772.40 p.a. for the y/e 31.11.26
Ground Rent	£891.55 p.a. reviewed every 7 years based on RPI formula



Approximate Gross Internal Area = 69.1 sq m / 744 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. (ID1287053)

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