



ESTATE AGENTS



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

Asking Price £300,000

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

We are delighted to offer for sale this one-bedroom ground floor apartment a well-managed development close to local shops and Leatherhead Town Centre.

Emmeline Lodge is a bespoke retirement development for the over 60's and has many benefits including a lodge manager, 24 hour support line, resident's lounge, landscaped communal gardens, lifts and gated parking.

This spacious property is well presented throughout and offers a large entrance hall with two generous storage cupboards, good sized living/dining room with direct access to private patio, modern kitchen with built-in appliances, bright and airy bedroom with fitted wardrobe and well-proportioned shower room.

Years remaining on lease: 118

Annual ground rent and Service Charge: £3,300

Ground rent and service charge review period:  
Annually

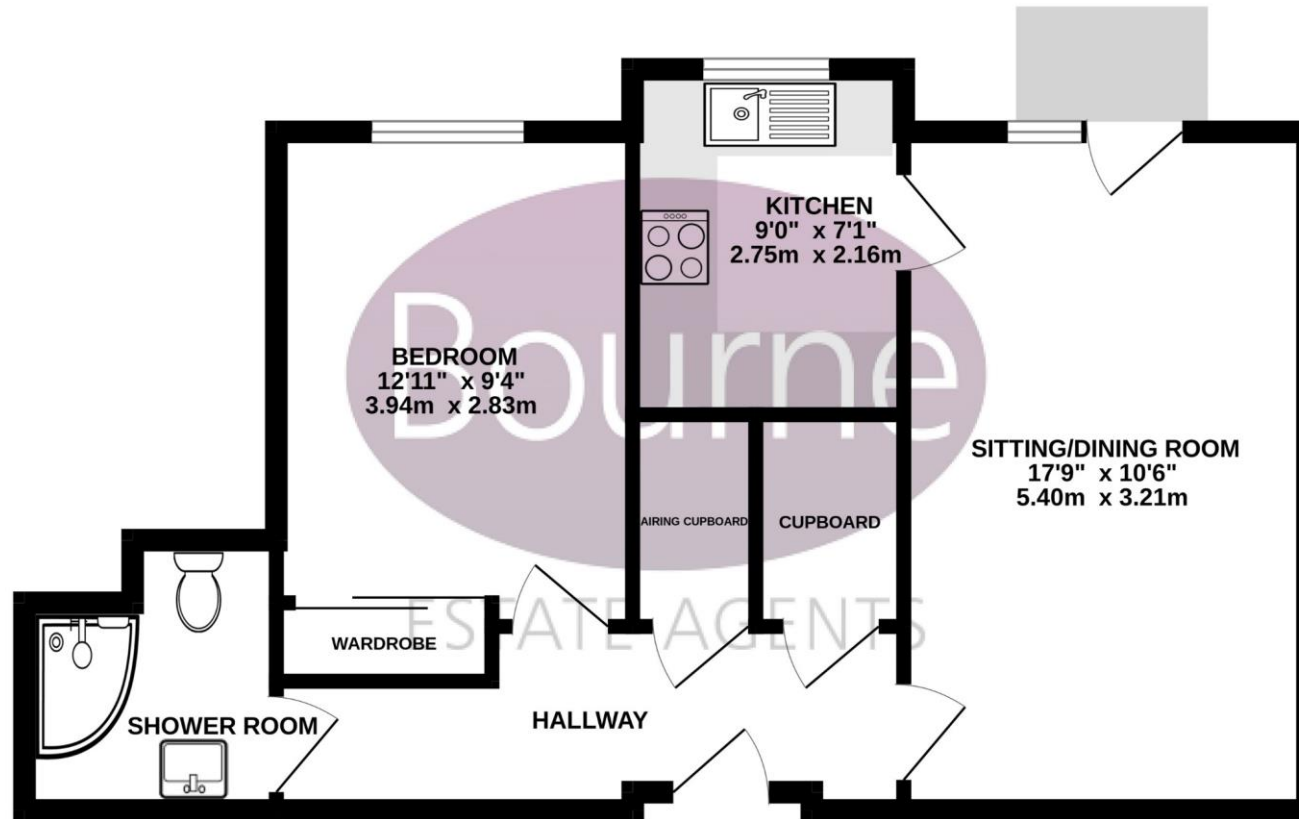
Council Tax Band: D

- Ground Floor Retirement Apartment
- Direct Access to Private Patio
- Spacious Lounge/Dining Room
- Large Double Bedroom with Fitted Wardrobes
- Fully Fitted Kitchen
- Ample Built-In Storage
- Residents Lounge
- Lodge Manager
- Communal Gardens
- Gated Private Parking



# Floorplan

GROUND FLOOR  
528 sq.ft. (49.1 sq.m.) approx.

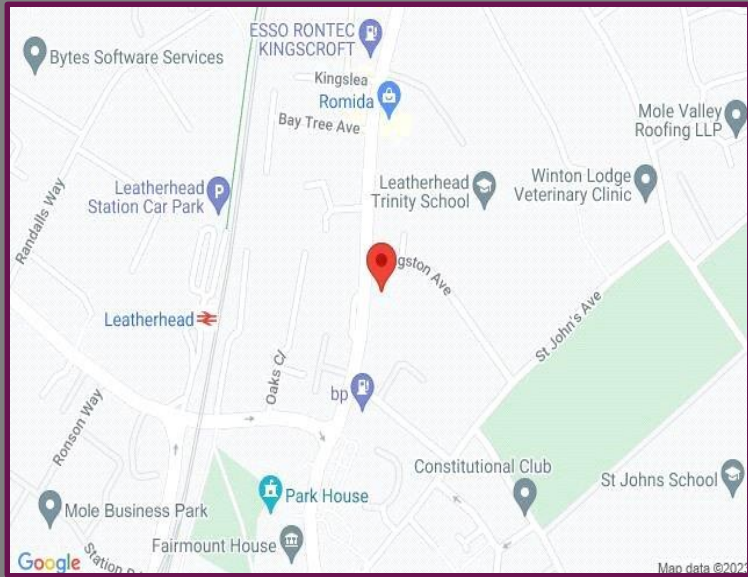


TOTAL FLOOR AREA : 528 sq.ft. (49.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Location

Emmeline Lodge is excellently located within walking distance from Leatherhead Town Centre and Train Station. Leatherhead has a lovely mix of shops and cafes, there is a local Waitrose and larger supermarkets close by. The area has many walks and cycle rides including Boxhill for you to make the most of Surreys outstanding natural beauty. Local road links are excellent with easy access to the M25 for London and Airport access with both Cobham and Epsom within 5 miles to offer many further shopping opportunities.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract.

If you require clarification of any points then please contact us especially if you are travelling some distance to view.

Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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