



**Asking Price £329,995 Leasehold**

**1 Bedroom, Apartment - Retirement**

25, Colebrooke Lodge Prices Lane, Reigate, Surrey, RH2 8AX

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**Churchill**  
Sales & Lettings  
Retirement Property Specialists

# Colebrooke Lodge

Colebrooke Lodge is an exclusive development of 31 one and two bedroom retirement apartments located in Woodhatch, a suburb of Reigate.

Just a short walk from the development you will find a range of local shops including a bakery, butchers, pharmacy, Co-op, convenience store, hairdressers and a selection of eateries. There is also the Woodhatch Community Centre which is open Monday to Friday for food, classes and socialising.

The bus stop is outside the Lodge with routes to Redhill and Reigate towns. A five minute journey by car or bus is Earlswood Lakes where you can have a walk and cup of tea.

Reigate is a historic market town located in South East Surrey, nestled at the foot of the North Downs. The town retains a village feel and is home to a range of independent shops including antiques, crafts, clothing boutiques, furniture and gift ware.

Priory Park offers 200 acres of open space and woodland, a modern pavilion café and you can visit the magnificent Grade I listed Reigate Priory.

Transport facilities are excellent with direct trains running to London Victoria and London Bridge during peak times, and the South Coast is within easy reach by road or rail. Gatwick airport is also a short drive away.

The Lodge manager is on hand throughout the day to support the Owners and keep the development in perfect shape as well as arranging many regular events in the Owners' Lounge from coffee mornings to games afternoons.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

Colebrooke Lodge has been designed with safety and security at the forefront. This apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. A Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Colebrooke Lodge is managed by the award winning Churchill Estates and Management Services, working closely with Churchill Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Colebrooke Lodge requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55.



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# Property Overview

## **\*\*ONE BEDROOM SECOND FLOOR RETIREMENT APARTMENT WITH BALCONY\*\***

Welcome to Colebrooke Lodge! Churchill Sales & Lettings are delighted to be marketing this lovely one bedroom second floor apartment. The property is presented in good order throughout and boasts it's own private balcony.

The Living Room offers ample space for living and dining room furniture. A door provides access to the owners private balcony overlooking the communal gardens while allowing lots of natural light into the room.

The Kitchen offers plenty of storage with a range of modern eye and base level units with working surfaces over and tiled splashbacks. There is a built in oven, 4 ring electric hob with extractor hood over, a built in fridge/freezer and washer/dryer. A window provides light and ventilation.

The Bedroom is a generous double room with a walk in wardrobe. There is plenty of space for additional furniture if required and a large window keeps this lovely bedroom bright and light.

The Shower room offers a walk in shower with handrail, heated towel rail, a WC and wash hand basin with vanity unit beneath.

Perfectly complementing this wonderful apartment is a useful walk in storage cupboard located off the hallway.

Call us today to book your viewing at Colebrooke Lodge!



# Features

- One bedroom second floor apartment
- Fully fitted kitchen with integrated appliances
- Lodge manager available 5 days a week
- Owners' lounge & kitchen with regular social events
- 24 hours Careline system for safety and security
- Owners' private car park
- Great location close to the town centre & excellent transport links
- Landscaped gardens and borders for use by residents
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Living developments across the country



# Key Information

Service Charge (Year ending 30th November 2025):  
£3,859.44 per annum.

Approximate Area = 557 sq ft / 51.7 sq m  
For identification only - Not to scale

Ground Rent: £575 per annum. To reviewed in December 2030

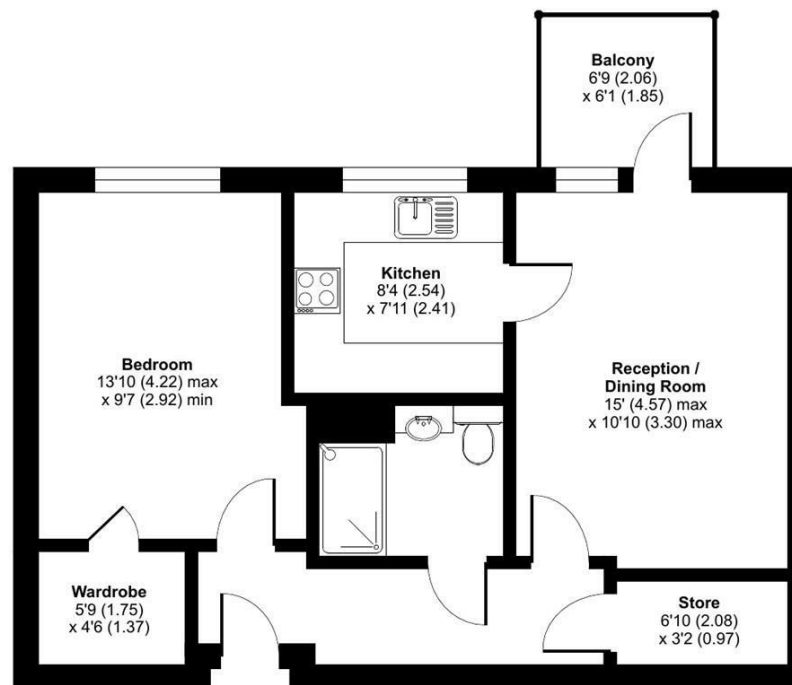
Council Tax: Band D

999 year lease commencing 2020

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management

Service charges include: Careline system, buildings insurance, water and sewerage rates, Ground Source heating, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager.

A 1% contribution of the final selling price to the contingency fund is payable by the Seller upon completion of the sale of the property.



EPC Rating: B

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2024. Produced for Churchill Sales & Lettings Limited. REF: 1220796

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents. All relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.



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