



Asking Price £250,000 Leasehold

1 Bedroom, Apartment - Retirement

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

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Sales & Lettings
Retirement Property Specialists

30 Emmeline Lodge

Emmeline Lodge consists of 39 one and two bedroom apartments set in the historic market town of Leatherhead, surrounded by striking countryside and the gateway to the beautiful Surrey Hills. Shopping in Leatherhead is diverse and there is something for everyone, from a mix of retailers large and small. The Swan Shopping Centre is home to a modern supermarket alongside other familiar High Street names.

There are bus stops right outside the Lodge which go to Guildford and Kingston. Transport facilities in Leatherhead are excellent with Leatherhead Railway Station offering service to London Waterloo, London Victoria, Epsom, Sutton and Wimbledon and south to Dorking, Horsham and Guildford.

Emmeline Lodge's manager is on hand throughout the day to support the residents and keep the development in perfect shape. They arrange 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.

Emmeline Lodge has been designed with safety and security at the forefront. The 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. 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.

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

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



Property Overview

****ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT WITH JULIET BALCONY****

Welcome to Emmeline Lodge! Churchill Sales & Lettings are delighted to be marketing this lovely one bedroom first floor apartment presented in good order throughout.

The Living Room offers ample space for living and dining room furniture. A french door opens to a Juliet Balcony with views of the communal gardens.

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

The Bedroom is a good-sized double room with a built-in mirrored wardrobe. There is plenty of space for additional bedroom furniture if required and a window keep this lovely bedroom bright and light.

The Shower Room offers a shower cubicle with handrail, heated towel rail, WC and wash basin with vanity unit beneath and storage cabinet above.

Perfectly complementing this wonderful apartment are two useful storage cupboards located in the hallway.

Call us today to book your viewing at Emmeline Lodge!



Features

- One bedroom first floor apartment with Juliet Balcony
- Fully fitted kitchen with integrated appliances
- Super-efficient Air Source Heating
- Lodge manager available 5 days a week
- Owners lounge & Kitchen with regular social events
- 24 Hour Careline system for safety and security
- Owners private car park and gated entrance
- Great location close to the town centre & excellent transport links
- 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 31st May 2025):
£3,215.47 per annum.

Approximate Area = 572 sq ft / 53.1 sq m
For identification only - Not to scale

Ground rent £820.22 per annum. To be reviewed in
June 2030

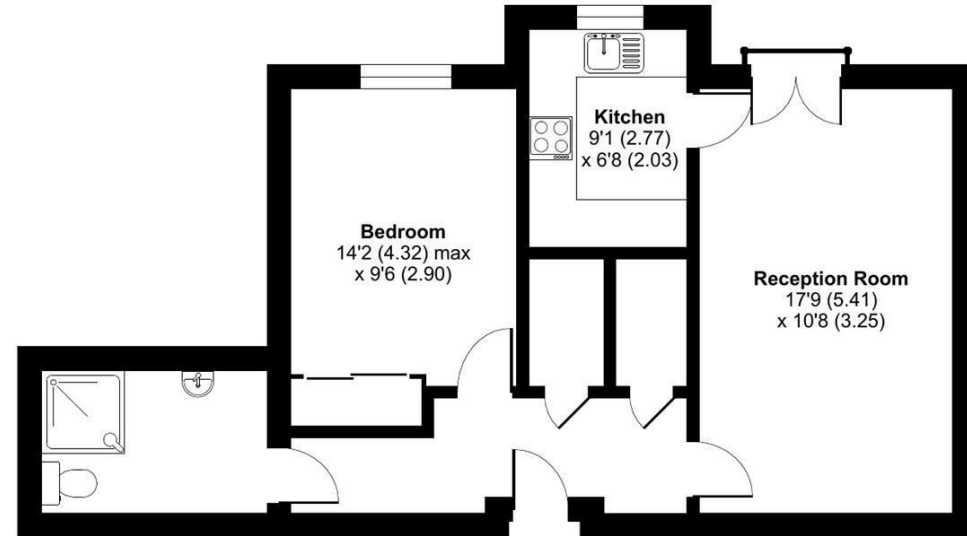
Council Tax: Band D

125 year Lease commencing 2016

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, air source
heating for the apartment, 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 2025.
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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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