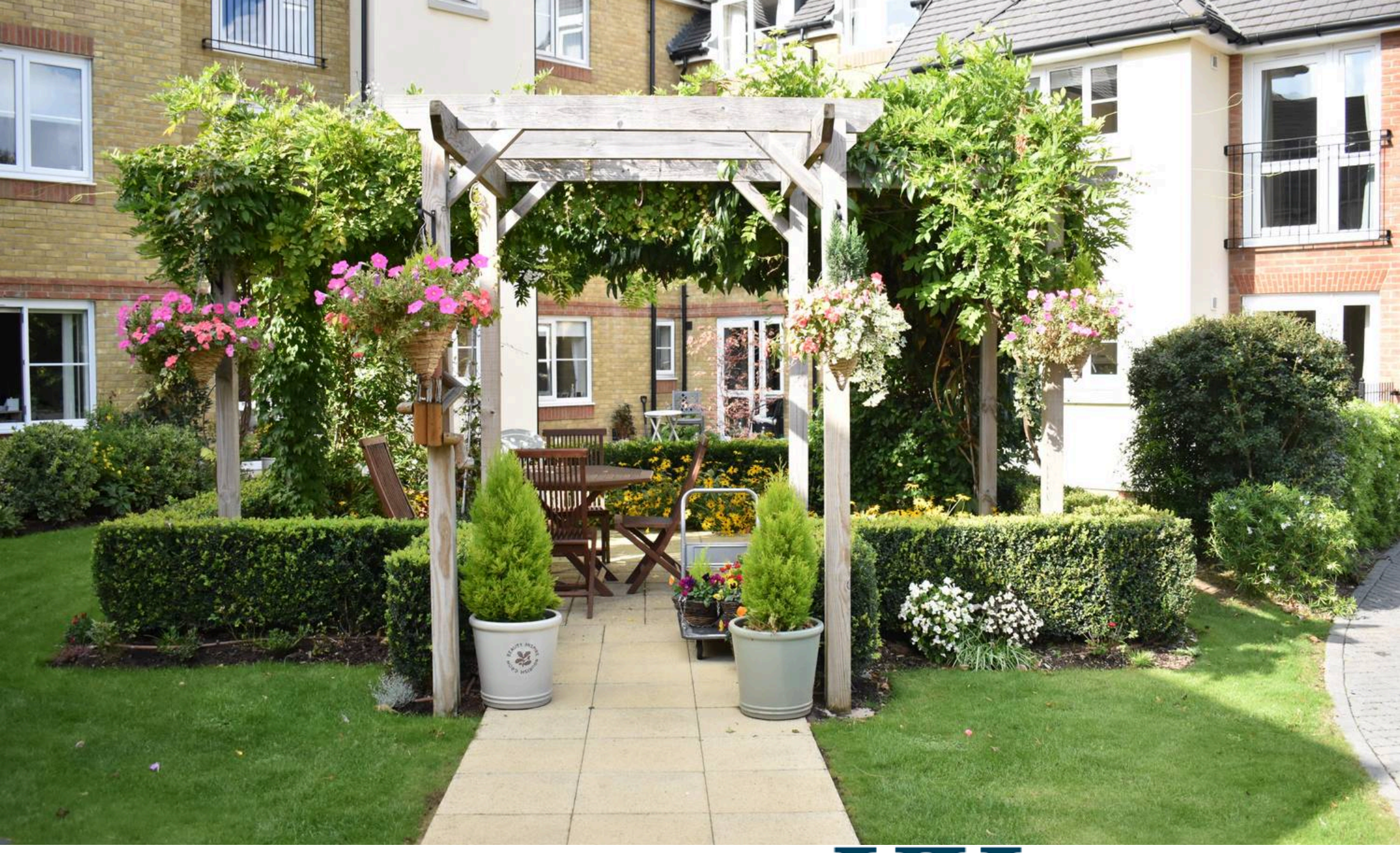


Emmeline Lodge, Kingston Avenue

Leatherhead

V&H HOMES

£180,000

Emmeline Lodge

Leatherhead

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

- Ground Floor Retirement Flat
- West Facing Patio
- One Bedroom
- Heating included in Service Charge
- Fully Tiled Shower Room
- Communal Residents Parking
- Weekday On-Site Manager















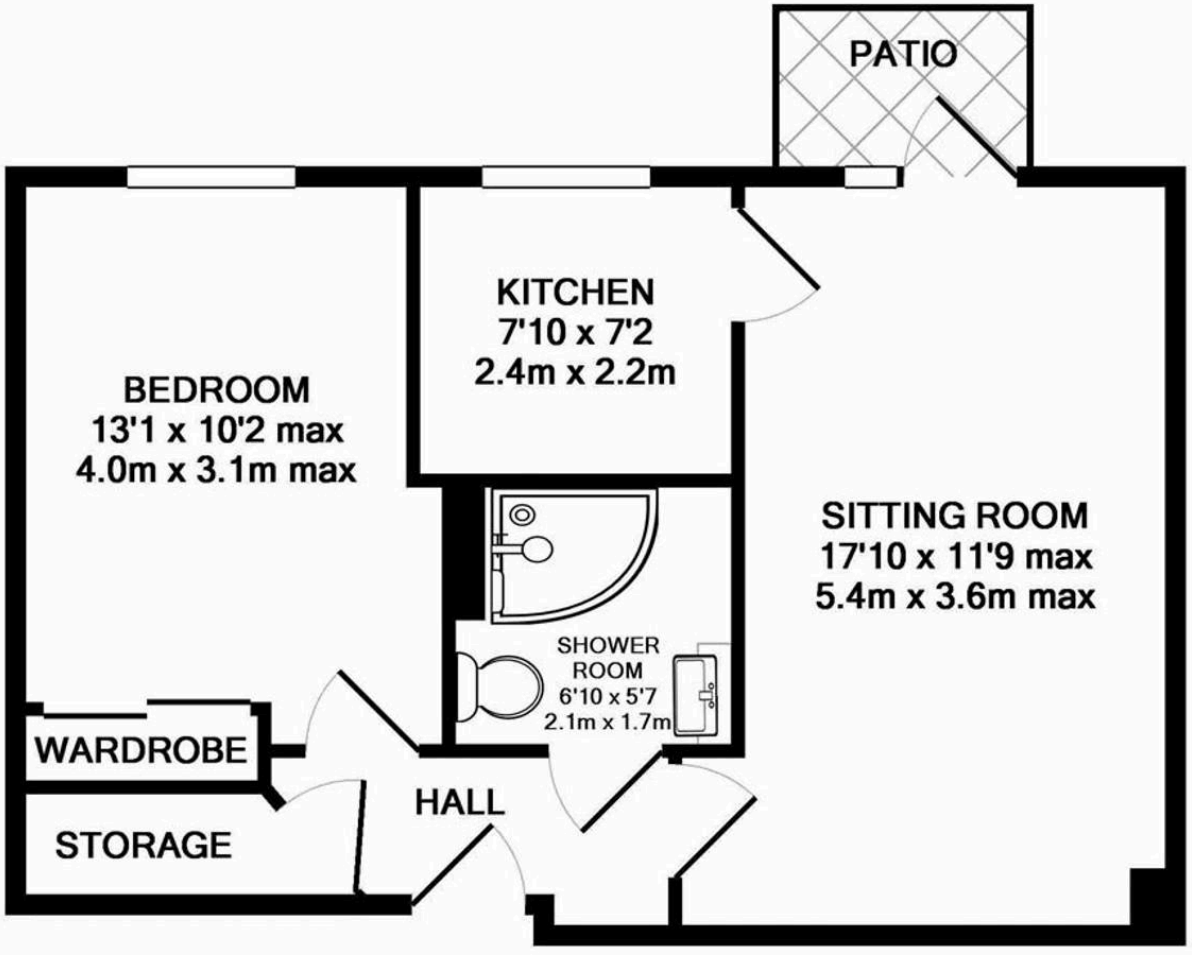
Emmeline Lodge

Leatherhead

V&H Homes are delighted to present this one-bedroom ground floor apartment for the actively retired over 60's which has its own west facing private patio. Emmeline Lodge is a gated community with Residents' Lounge and coffee bar.
A spacious hall with large walk-in storage cupboard leads to a light and bright sitting/dining room with patio doors, and a fully fitted kitchen with integrated appliances. The master bedroom has a fitted wardrobe and adjoining shower room.

This retirement development of 38 one and two bedroom apartments boasts a beautiful owners lounge with coffee bar and charming communal landscaped gardens. The external paths are lit at night and there is communal parking, as well as a covered buggy charge area. Visiting guests can stay overnight in a guest suite for a small charge, and Churchill residents can also use visitor suites at other Churchill developments across the UK. There is a lodge manager's reception/office and access to a Careline team 24/7, 365 days a year, included within the service charge. The service charge also includes building insurance, water and sewerage rates and heating of the flat itself.

V&H HOMES



TOTAL APPROX. FLOOR AREA 472 SQ.FT. (43.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix ©2018

N

V&H HOMES