



GREENWOODS

SALES & LETTINGS

BADGERS COURT, EPSOM, KT17

ASKING PRICE £240,000





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WONDERFUL TWO DOUBLE BEDROOM FIRST FLOOR RETIREMENT APARTMENT - FOR THE OVER 60's ONLY - Badgers Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 39 properties arranged over 3 floors each served by lifts. It is a condition of purchase that single residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years old.

Situated within close proximity to Epsom town centre and mainline station (approximately a 10-minute walk); with regular services to Waterloo, Victoria and London Bridge (approximately 35 minutes). Epsom High Street has a variety of shops, the Ashley Centre - a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment. The Rainbow Leisure Centre, Virgin Active & David Lloyd Centre feature pool, gym and other sports facilities. Epsom is a popular commuter town, located to the southwest of London and offers a good mix of state and independent schools for all age groups. Also close by is Epsom Downs, the home of The Derby. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick airports.

Length of lease : 125 years from 1991 (approx. 92 years remaining)

Annual ground rent amount: £260.00 (approx)

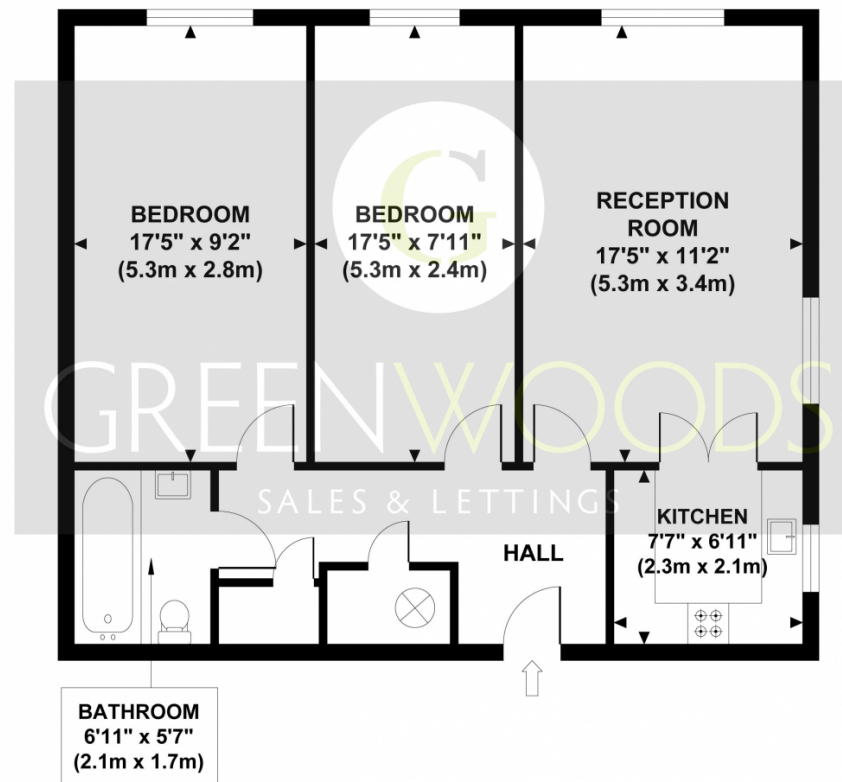
Annual service charge amount: £4628 (approx)

Council tax band: D



BADGERS COURT

Approximate Gross Internal Area
679 sq ft / 63.10 sq m




**FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 679 SQ FT**

Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards. GB PRO PHOTOS

- Over 60's Ground Floor Retirement Apartment
- On site Warden for Assisted Living
- Communal Gardens
- Communal Recreation Room and Kitchen
- Guest overnight accommodation available for booking
- Residents Parking
- No Onward Chain

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	77	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Address: Badgers Court, Epsom, KT17



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