



Greenwood Court, Epsom

The PERSONAL Agent

Guide Price £260,000

Leasehold

- Retirement development
- 782 sq ft of living space
- Two double bedrooms
- 22ft x 17ft lounge/dining room
- Close to High Street & Station
- No ongoing chain
- Warden manager
- 24 hr emergency call system
- Communal gardens
- Residents lounge, kitchen & laundry room

Enjoying a truly convenient location and set within a popular modern development, this two double bedroom retirement apartment is within 50 metres of Epsom High Street and with an incredibly spacious 782 sq ft of living space, this is one of the biggest flats in the development.

The property is very well presented and is one of just a handful of apartments that benefits from a L-shaped living/dining room, which measures 22ft x 17ft and enjoys ample space for defined lounge and dining areas that both link via double doors into a practical fitted kitchen.

Both bedrooms are generous double rooms, with the main bedroom benefitting from built-in wardrobes. They are serviced by a modern shower room and within the spacious entrance hallway there is an airing cupboard and further coats cupboard too.

With easy access to the high street, with Ashley Centre shopping facilities, Marks and Spencer, Waitrose, and the railway station with excellent links to London, finding a better positioned



property would be a difficult task indeed.

Benefiting from a warden manager and a 24hr emergency call system, this over 60's development is also very close to the open spaces of Dulshott Green, Rosebery Park and a short drive from the world famous Epsom Downs. There is visitors parking to the rear and a permit for residents parking can be purchased for £75.00 per annum.

Greenwood Court was constructed by McCarthy & Stone (Developments) Ltd in 2003 and comprises 35 properties arranged over 4 floors, all served by a lift. All flats have pull-cord connections to 'Care Line' to provide 24 hour emergency support.

The development offers a large communal lounge, kitchen and laundry room. There is also a guest suite available to visitors of residents - arranged via the House Manager at a low, affordable fee.

Regular social activities include musical evenings, quizzes,

bingo, weekly coffee mornings, daily afternoon tea, and outings in summer months, organised by Social Committee. New residents accepted from 60 years of age.

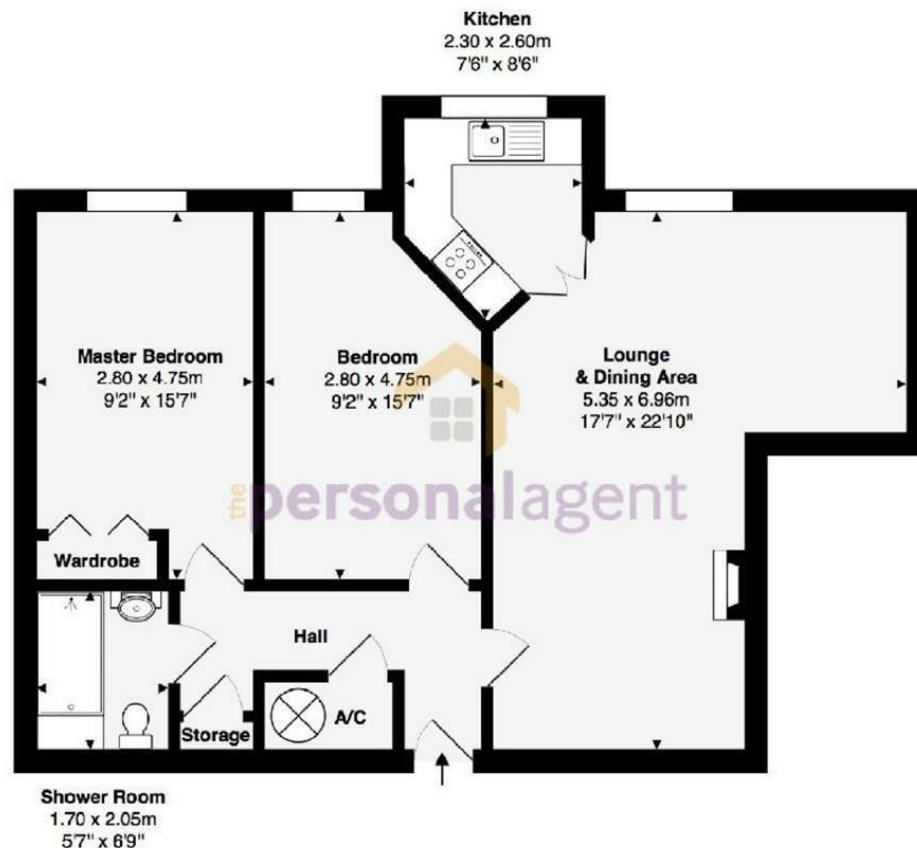
Epsom is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups. Also close by is Epsom Downs, the home of The Derby. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick international airports.

Tenure - Leasehold
Length of lease (years remaining) - 103
Annual ground rent amount (£) - 425.00
Annual service charge amount (£) - 4884.78
Council tax band - E

PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore, you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.







The Parade, Epsom
Total Area: 72.6 m² ... 782 ft²

All measurements are approximate and for display purposes only



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

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