



Waterloo Road, Epsom

The **PERSONAL** Agent

Guide Price £325,000

Leasehold

- Modern retirement development
- Top floor apartment with lift access
- Space approaching 900 sq ft
- Two double bedrooms
- Walk-in wardrobe to master
- Kitchen with integrated appliances
- Shower room
- Patio area & communal gardens
- Close to High Street & Station
- 24 hr emergency call system

Enjoying a truly convenient location and set within a modern and contemporary development that was completed in 2014, this generously proportioned two double bedroom top floor retirement apartment is located within 50 metres of Epsom High Street and offered to the market in exceptional order.

Within easy access to the High Street, with the Ashley Centre shopping facilities, Marks and Spencer, Waitrose and the railway station with excellent links to London, finding a better positioned retirement property would be a difficult task indeed.

The well proportioned accommodation has been cleverly laid out to make the most of the available space with a very spacious bedroom that enjoys its



own walk-in wardrobe, 19ft x 16ft living/dining room, kitchen with ample work space and a nicely finished shower room.

This over 60's development is very close to the open spaces of the local park and a short drive from the world famous Epsom Downs. And is within easy access of the high street, with the Ashley Centre shopping facilities, Marks and Spencer, Waitrose and the railway station with excellent links to London, finding a better positioned retirement property would be a difficult task indeed.

Epsom is a popular town with plenty of local transport links, located to the south west of London with . 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) - 112

Annual ground rent amount (£) - 595.00

Annual service charge amount (£) - 6680.64

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.

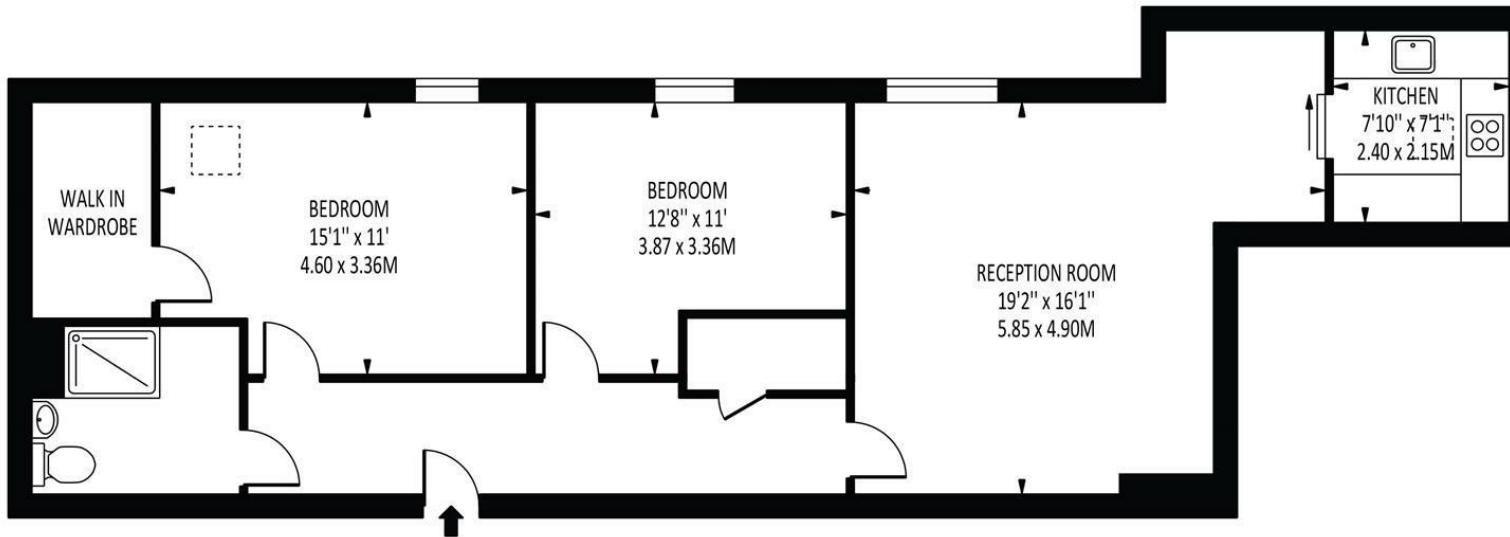




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Wellington Court
Total Area: 882 SQ FT • 81.94 SQ M



SECOND FLOOR

Disclaimer: For Illustration Purposes only
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	81
(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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The
PERSONAL
Agent

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